Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Thakeham Partnerships Ltd
Thakeham House
Stane Street
Billingshurst
RH14 9GN

Date: 18th August 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: AL/65/23/DOC

Dear Mr Flashman,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref AL/21/20/OUT relating to Conditions 9 - surface water drainage,10 - watercourses,11 - surface water drainage maintenance and management and 16 - foul drainage.
Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Notification regarding the above application:

Condition Number 10

The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Our drainage engineer advises that the Ordinary Watercourse land drainage consent (OWC) application is outstanding and not yet approved. This condition cannot yet be discharged. A resubmission should be made either when the OWC has been approved or to coincide with its approval.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning