

Smith Simmons & Partners
15 West Pallant
Chichester
PO19 1TB

Date: 2nd November 2020

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: AL/68/20/DOC

Dear Smith Simmons & Partners,

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/51/20/PL relating to Condition Nos 10 - surface water drainage and 11 - discharge flows to watercourses

Tyrone House Norton Lane Norton PO20 3NH

Notification regarding the above application:

Condition Number 11

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:**

Drainage Officers recommend the discharge condition 11 is refused.

Until it is demonstrated that the site can be drained to an acceptable discharge location it is not possible to approve drainage proposals under this application. Any alterations to discharge location, or point of connection, will impact upon the wider proposed drainage scheme. It is essential to know the discharge location to be able to assess whether proposals are adequate and will not increase flood risk elsewhere. Relevant policy WDM3

As such, the condition cannot be discharged and you will need to make a revised submission.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning