

Miss Aimee Harris
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Date: 9th June 2021

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: A/85/21/DOC

Dear Miss Harris,

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 A/76/20/PL relating to Condition Nos 17 - existing & proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages & parking areas & the proposed completed height of development & any retaining walls, 18 - surface water drainage, 19 - maintenance & management of surface water drainage, 21 - discharge flows to watercourses and 22 foul drainage system.

Land at Dappers Lane Angmering Littlehampton

Notification regarding the above application:

Condition Number 17

No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

Decision:

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

The information submitted regarding Condition 17 imposed on planning permission A/76/20/PL: relating to details of the existing and proposed levels is refused and the condition is hereby not discharged.

- Significant land raising of circa 1.0 metre is proposed. The impacts of any such proposals on adjacent sites have not been provided in terms of surface water run-off and groundwater levels. Land raising should be reduced and evidence should be submitted to demonstrate that run-off will not shed off-site.

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