

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 21

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 Policy W DM1, Policy W DM2 and Policy 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:**

The information submitted regarding Condition 21 imposed on planning permission A/76/20/PL:

relating to details of discharge flows to watercourses; or for the culverting, diversion or infilling or obstruction of any watercourse is refused and the condition is hereby not discharged.

- Currently proposals are insufficient to demonstrate compliance with Arun Local Plan Policy W DM3, Arun byelaws, and Section 23 of the Land Drainage Act.

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