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Barton Willmore
Suite 43 OVIC
4 Ocean Way
Southampton
SO14 3JZ

**Your Ref:** BE/116/17/DOC
**Please ask for:**
Mr D Easton
12 December 2017

Dear Mrs Horrocks

**Town & Country Planning Act 1990 (as amended)**
**Town and Country Planning (Development Management Procedure) (England) Order 2015**
**Application for approval of details reserved by condtion imposed under BE/18/17/PL relating to condition 7-arrangements for furture access & maintenance of any watercourses or culvert crossings.**
**Land west of New Barn Lane Bersted,,**

Notification regarding the above application:

**Condition Number 7**

*The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.*

*No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.*

*Reason: 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.*

**Decision:**

Arun District Council have decided to **APPROVE details reserved by this condition**
This condition is discharged in so far as it relates to future access for the maintenance of water courses or culverts (piped watercourse) crossing or abutting the site as specified on 'Existing ditch layout' drawing no. 5529:P70.

Please note that the scale of drawing no. 5529:P70 is incorrectly shown at 1:250 and should be 1:500 at A1.

All ditches for which the applicant has riparian responsibility will need to be maintained in the future, irrespective of whether there is connectivity or not. Any ditches for which the applicant is responsible are likely to require significant maintenance works initially, especially the southern ditch, due to a lack of past maintenance. The applicant is urged to discuss the necessary requirements with the Council's Drainage Engineers on 01903 737500.

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

Yours sincerely



Neil Crowther
Group Head of Planning

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