



Arun District Council  
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Mr S Jupp  
Sallyfield Lodge  
Rotten Row  
Sidlesham  
West Sussex  
PO20 7QB

**Your Ref:** BE/88/18/DOC

**Please ask for:**

Mr S Davis

05 February 2019

Dear Mr Jupp

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Application for approval of details reserved by condition under previously approved planning**  
**permission BE/133/16/PL relating to condition No. 3 (surface water drainage), 4 (flows to**  
**watercourses), 5 (watercourse arrangements) & 6 (Site set up)**  
**Beech Cottage 99A North Bersted Street, Bersted,**

Notification regarding the above application:

**Condition Number 5**

*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. This is required to be a pre-commencement condition because drainage goes to the heart of the planning permission.*

**Decision:**

Arun District Council have decided to **APPROVE details reserved by this condition**

The following details have been submitted:

- Plan showing Drainage Structures (received 31/12/18);
- Plan showing Additional Drainage Structures (received 13/01/19);
- Letter dated 31/12/18;
- Soakaway Drainage Scheme Section Drawing (received 11/11/18);
- Plan showing location of Soakaway and Pipes (received 11/11/18); and
- Surface Water Strategy Report (June 2018).

The Council's Drainage Engineer has appraised these documents/plans and has confirmed that the condition can be discharged. The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the arrangements for the future

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access & maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site are as per the agreed details.

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 stylized flourish and a period.

Neil Crowther  
Group Head of Planning