Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Studio Lack Ltd
17 Beech Avenue
Chichester
PO193DR

Date: 9th June 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:
Our Ref: BN/44/21/DOC

Dear Mr Lack,

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 BN/66/19/PL relating to Condition Nos 9 - surface water drainage, 10 - discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to site and 11 - foul water sewerage disposal.
Land off Canal Mews Canal Mews Barnham PO22 0DP

Notification regarding the above application:

Condition Number 10

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:**

The Council's Drainage Engineers have recommended the discharge condition 10 is refused. The last consultation response dated 09/06/21 indicates numerous outstanding issues and refers to the Principle Drainage Engineer comments dated 09/06/21.

Further information was required by the Council's Drainage Engineers on 14/05/21 which were

provided by applicant dated 18/05/21, however consultation response dated 28/05/21 indicates requirement of further details and information to be addressed which were provided on 08/06/21.

For the above reason the condition 10 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



Neil Crowther
Group Head of Planning