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We wish to object to the proposed scheme on the basis that the proposed structure appears to be located over an existing watercourse. This is in contravention of our Land Drainage Byelaws (2004) which requires a minimum 3 metres distance between the structure and the edge of the watercourse.

In terms of surface water disposal (roof area), this aspect will be dealt with via the Building Regulations , which I understand will be required for this structure. Compliance in accordance with Approved Document H, will therefore need to be considered in terms of the surface water drainage design/disposal.

Regards

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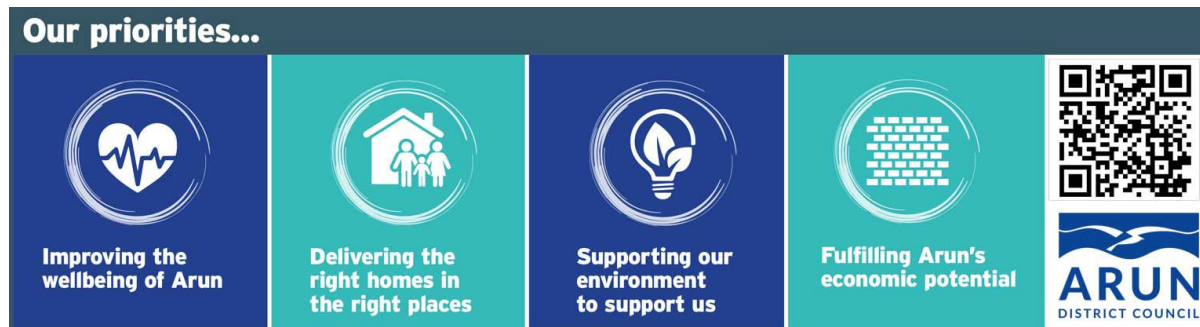
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: Wednesday, October 8, 2025 9:18:32 AM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: EP/75/25/HH

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission for Works or Extension to a Dwelling

Application No: EP/75/25/HH
Registered: 4th September 2025
Site Address: Fleurs Et Neige 23 Michel Grove East Preston BN16 2SX
Grid Reference: 506746 102154
Description of Works: Erection of a single-storey garden outbuilding comprising a multi-use garden studio with integrated store.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 30th October 2025. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

When the appeal relates to a householder application there will be no opportunity to make further comments.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Susan Haley

Planning Officer- Arun District Council

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Email: susan.haley@arun.gov.uk

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