

John Hall Consulting Ltd
113 Limmer Lane
Felpham
PO22 7LR

Date: 3rd November 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: F/14/21/DOC

Dear Mr Hall,

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 F/30/18/PL relating to Condition Nos 4 - discharge flows to watercourses, 5 - maintenance & management of surface water drainage and 8 - formal consent for discharge flows to watercourses

Wicks Farm Ford Lane Ford BN18 0DF

Notification regarding the above application:

Condition Number 4

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:**

This condition is refused based on the information submitted. Additional drawings and site visits by Engineers will be required before approval can be granted. You are advised to continue a dialogue with the Council's Drainage Engineer and re-submit when revised/amended drawings are agreed.

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