Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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Bovis Homes Limited
Bovis Homes Limited
South East Region
The Manor House, North Ash R
New Ash Green
DA3 8HQ

Your Ref: LU/341/16/DOC

Please ask for:

Ms Kernohan

20 December 2016

Dear Mr Lawrence

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by condition imposed under LU/47/11/ relating to condition No. 9 (Flood risk assessment),11 (maintenance of any watercourse or culvert),12 (Flows to watercourses),17 (creation of proposed central wetland area & the restoration of habitat onsite),18 (scheme including details of bridges),19(ecological survey), 20 (ecological management plan), 34 (remediation strategy), 36 (details of acoustic barrier), 37 (noise exposure), 38 (noise level), 39 (bus stop provisions) & 44 (Broadband provision)
Land North of Toddington Lane Littlehampton,,

Notification regarding the above application:

Condition Number 18

No development shall begin until a scheme, including details of bridges (including the one crossing the proposed wetland area) and buffer zones to onsite watercourses, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed as set out in the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- Details demonstrating that bridge design will not impede flood flow routes or reduce the capacity of the flood plain.
- All bridges shall be clear spanning structures.
- Details of buffer zones around all wetland areas and watercourses.

Reason: To prevent flooding elsewhere by ensuring that flood flow routes and floodplain capacity is maintained and to maintain the river corridor and allow the movement of associated wildlife in accordance with national guidance, Policy GEN11 and Policy GEN23 of the Arun District Local Plan. This condition is necessary to ensure that the mitigation proposed within tables 8.10 and 8.11 of the submitted Environmental Statement is implemented.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Condition 18 of LU/47/11 was amended by LU/346/14/PL to refer to the submission of the scheme for the details of bridges and buffer zones linked to the central wetland as part of the first reserved matters application for any phase with a frontage onto the central wetland. As this Phase does not have such a frontage this condition does not require discharging for this

Phase.

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

Yours sincerely



Karl Roberts
Director Planning & Economic Regeneration

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