



Arun District Council
Arun Civic Centre
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Mr Robert Clark
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Your Ref: LU/345/18/DOC

Please ask for:

Michael Eastham

12 December 2018

Dear Persimmon Homes Thames Valley

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 LU/47/11/ relating to Condition Nos 10
surface water drainage scheme, 11 future access to & maintenance of any watercourse or culvert,
12 discharge of any flows to watercourse, 13 foul water drainage system.
Land North of Toddington Lane Littlehampton,,

Notification regarding the above application:

Condition Number 11

The development shall not commence until such time that arrangements for the future access to 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 proposed development is satisfactorily drained to prevent the increased risk of flooding, and improve and protect water quality, habitat and amenity, and ensure future maintenance of these in accordance with national guidance and policies GEN7, GEN9 of the Arun District Local Plan.

Decision:

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

The information submitted regarding Condition 11 imposed on planning permission LU/47/11: relating to the submission of arrangements for the future access to and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site, Parcel C1 and parts of Parcels B2, B4; and C2 (LU/121/17/RES) and constitutes Phase 2 of development at the North Littlehampton Strategic Development Area (SDA), is refused and the condition is not discharged as:

* The proposal includes infilling an IDB ditch on site, consent will be required from the Environment Agency;

* Detailed plans have not been submitted ensuring sufficient easement is provided to each of the ditches.

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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' with a flourish.

Neil Crowther
Group Head of Planning

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