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PERSIMMON HOMES THAMES VALLEY

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Michael Eastham
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN175LF

Dear Michael

30th November 2021

Town and Country Planning Act 1990 (as amended)

Application for Details Reserved by Condition attached to Outline Consent: LU/47/11

**Condition 12 (discharge flows to watercourses or the culverting, diversion, infilling or obstruction of any watercourse)
In respect of Phase 2B at Hampton Park, Toddington Lane, Littlehampton**

Condition 12 relates to the formal consent to discharge of any flows to a watercourse (or the culverting, diversion, infilling or obstruction of any watercourse on the site). There are no watercourses or culverts within the proposed application boundary. The only communication to an existing watercourse will be an indirect connection via the Central Wetland Area into Toddington Ditch, which is approximately 280 metres to the north.

There are no permanent watercourses crossing the site so it is not possible to culvert, divert, infill or obstruct a watercourse that does not exist. Therefore, the only item for consideration is the consent to discharge 13 litres/ second from the only new outfall. As covered above the new outfall needs to be an indirect connection (via the Central Wetland Area) into Toddington Ditch. The Central Wetland Area does not yet have planning approval and is still under consideration with the Local Planning Authority (planning reference LU/369/21/RES). Therefore, the best temporary works solution is to connect the new outfall to the existing temporary 450mm pipe. This temporary pipe. The temporary pipe eventually discharges into the existing Toddington Ditch that connects to the Black Ditch.

To conclude, the outfall from Phase 2B is proposed to discharge into a ditch/ swale that does not exist yet, and as such, it is not possible to obtain formal consent to make a discharge. A number of formal consents will be required to discharge condition 12 for the Central Wetland Area (filling in existing ditches and making a new connection to the black ditch), however, we cannot make the applications until we obtain planning approval. There are no ditches or watercourses within the approved Phase 4 RM application boundary that will require culverting, diversion, infilling or obstruction. The proposed outfall will discharge into a proposed new swale that will form part of a future planning application for the Central Wetland Areas, due to be issued imminently.

With the above and attached in mind it is considered that this evidence provides sufficient information to discharge the outline planning Condition 12.

The following information is submitted in support of this application:

- Completed Application Form;
- A planning fee of £116 (to be provided by the Planning Portal);
- Approved Planning Layout for Phase 2B;
- Submitted Drainage Plans for Phase 2B;
- Central Wetland Area Surface Water Drainage (prepared by Mayer Brown) submitted for the CWA application.

I hope the enclosed documentation is sufficient to approve this planning condition. However, if you have any queries or require any further information please do not hesitate to contact me on [REDACTED]

I look forward to receiving receipt of validation in due course.

Yours Sincerely

Aimee Harris
Planner
Persimmon Homes Thames Valley