



Persimmon

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OFFICIAL PARTNER

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 Planning Consent: LU/346/14/PL (S73)

Condition 1 (arrangements for future access to and maintenance of any watercourse or culvert)

In respect of Phase 2B at Hampton Park, Toddington Lane, Littlehampton

Condition 1 relates to arrangements for future access to and maintenance of any watercourse or culvert crossing or abutting the site.

For avoidance of doubt there are no watercourses or culverts within the proposed application boundary. There are no ditches or watercourses that will require access or maintenance following completion of the works within the Phase 4 RM application boundary. There will be a new surface water headwall from Phase 4 that will discharge into the future central wetland area. The Central Wetland Area forms an entirely separate reserved matters consent (currently under consideration under planning reference LU/369/21/ RES).

Notwithstanding the above, it should be noted that there is a temporary pipe that was put in place to facilitate the previous Phase 2 works when the old lagoon and ditch was filled in and the associated headwall removed. Please refer to the report and appendices enclosed within this submission. The temporary pipe is partially within Phase 2B. the agreement with the EA in February 2019 is that a land drainage consent will be required to facilitate the removal of this temporary pipe.

In our view this is a temporary works item which explains/ justifies our response above where stated that no consents are required to facilitate this Phase 2B application.

To conclude, we see no reason why this condition cannot be recommended for discharge.

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);
- Watercourses, West of Wetlands Report (prepared by Mayer Brown) in respect of Phase 2;
- Appendix D (Headwall Affected);
- Appendix G (EA Correspondence Ditch & Headwall).

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

[REDACTED]

Aimee Harris

Planner

Persimmon Homes Thames Valley