

Alcove Architecture Ltd
25a New Broadway
Worthing
BN11 4HP

Date: 2nd August 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/70/22/DOC

Dear Mr Evans,

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 P/116/19/OUT relating to conditions 9-surface water drainage, 10-discharge of flows to watercourses & 11-maintenance and management of surface water drainage.

Land adjacent to Sefter School House Sefter Road Pagham

Notification regarding the above application:

Condition Number 10

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 SP1, 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 **APPROVE details reserved by this condition**

It is noted that Land Drainage Consent was granted on 07/07/22 under ref LDC/ARUN/2022/010 and so the condition can therefore be discharged.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning