

Mr Tim Pearce
10 Peckham Chase
Eastergate
Chichester
PO20 3AR

Date: 27th August 2026

Please ask for: Hebe Smith
Tel: 01903 737626

Your Ref:

Our Ref: WA/39/26/DOC

Dear Mr Pearce,

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 WA/44/25/PL relating to conditions 3-surface
water drainage and 4-discharge of flows to watercourses.
Longacres Eastergate Lane Walberton BN18 0BA

Notification regarding the above application:

Condition Number 4

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 and in accordance with current policies. No construction is permitted, which will restrict current and future landowners 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 Arun Local Plan policies W DM1, W DM2 and W DM3, 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**

The details submitted have been assessed in consultation with the Council's drainage engineers and found to be acceptable.

The condition is discharged on the basis that the development is constructed and maintained in

accordance with the following documents:

- Proposed Levels Plan P5
- Construction Details Sheet 1 P2
- Construction Details Sheet 2 P2
- Detailed Drainage Plan P2
- Drainage Statement
- Headwall Outlet to Ditch P2
- Drainage Management and Maintenance plan April 2026
- Lowering of Existing Ditch Method Statement

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' followed by a flourish and a period.

Neil Crowther
Group Head of Planning