Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Taylor Wimpey Southern Counites
Colvedene Court
Wessex Business Park
Colden Common
Hampshire
SO21 1WP

Date: 3rd November 2023

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: AL/189/22/DOC

Dear Mr Sheppard,

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 AL/3/19/PL relating to conditions 18-as built drawings, 19-surface water drainage scheme, 20-discharge of flows to watercourses or for the culverting, diversion, infilling or obstruction of any watercourses and 21-maintenance and management of water drainage system.
The Hedgerows Land at Nyton Road Nyton Nursery Westergate PO20 3UQ

Notification regarding the above application:

Condition Number 18

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s. The scheme shall thereafter be maintained in perpetuity.

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.

Decision:

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

Condition 18 requires the applicant to provide details showing that the surface water drainage system was built in accordance with the approved Surface Water Drainage system approved under condition 19.

The Surface Water Drainage Scheme under condition 19 has not been discharge at this time, and therefore this condition cannot be verified. Furthermore, the Drainage engineers have highlighted that the information provided as part of this discharge of condition application does not accord with the

Council's guidance note for Surface Water Drainage Verification Reports.

Therefore, there is inadequate information to support the discharge of this condition and the application is premature of the surface water drainage condition being agreed.

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

Yours sincerely



Neil Crowther
Group Head of Planning