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 21

Development shall not commence for any dwelling hereby approved, until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with polices W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

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

Condition 21 requires the applicant to set out the maintenance and management strategy for the approved surface water drainage scheme permitted under Condition 19.

The Council's Drainage Engineers have reviewed this application and confirmed that there is inadequate information to be able to discharge Condition 19 and therefore without an approved drainage scheme, no details of its maintenance and long term management can be secured.

Therefore, the application to discharge Condition 21 is refused.

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

Yours sincerely



Neil Crowther
Group Head of Planning