

Rapleys
York House,
York St
Manchester
M2 3BB

Date: 31st March 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: BE/13/22/DOC

Dear Mr Kettleborough,

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 BE/126/19/PL relating to condition 10-surface water drainage system.

Oldlands Farm Cottages Steyning Way Bersted PO22 9NN

Notification regarding the above application:

Condition Number 10

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 and is fit for purpose. 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:**

Based on the information provided in support of the discharge of Condition 10 there are significant differences, in terms of design and construction, from the details previously approved through the discharge of Conditions 6 and 7. Therefore, Condition 10 cannot be discharged with the drainage system as constructed being unacceptable.

Comments from our Drainage Engineer dated 15th February 2022 are available through the Arun District Council website.

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 flourish and a period.

Neil Crowther
Group Head of Planning