



Arun District Council
Arun Civic Centre
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Linden Homes South
1A Guildford Business Park
Guildford
Surrey
GU2 8XG

Your Ref: BE/22/18/DOC

Please ask for:

Mr D Easton

21 August 2018

Dear Mr Green

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of matters reserved by condition imposed under BE/18/17/PL relating to conditions 4-archaeological works, 5-surface water drainage, 9-landscape scheme, 10-protection of existing trees/bushes/shrubs, 14-foul drainage, 15-ecological enhancement scheme, 17-landscape management plan, 18-details of laying out timetable for provisions & future maintenance of Public Open spaces, 20-10% decentralised & renewable or low carbon energy sources, 21-street lighting scheme, 23-vehicle access, 25-car parking spaces, 27-construction of road(s), footways & casual parking areas & 28-Travel Plan statement.
Land West of New Barn Lane Bersted,,

Notification regarding the above application:

Condition Number 14

Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

Decision:

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

The initial study by Southern Water has revealed that there is an increased risk of flooding unless required network reinforcement is provided by Southern Water.

Southern Water and the developer will need to work together in order to review if the delivery of the network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

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 period.

Neil Crowther
Group Head of Planning