

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 2nd March 2022

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: BN/127/21/DOC

Dear Miss Whishaw,

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/84/20/PL relating to conditions 3-as built drawings of implemented SuDS scheme & 5-updated copy of management manual or confirmation that no changes are required to manual.

Land At Angels Nursery Yapton Road Barnham PO22 0AY

Notification regarding the above application:

Condition Number 3

Immediately following implementation of the approved SuDS scheme 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. There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1, Policy W DM1 and Policy W DM3 of the Arun Local Plan.

Decision:

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

The information submitted regarding Condition 3 imposed on planning permission BN/84/21/PL: relating to the as-built drawings of the implemented SuDS scheme together with a completion report is refused and the condition is hereby not discharged for the following reasons:

1. The verification report does not include a clear statement regarding the author's view on the adequacy of the entire constructed surface water drainage.

2. Fully detailed as built layouts have not been submitted of all required surface water drainage elements.
3. The verification report fails to include comments upon any discrepancies between as-built survey and design.
4. The verification report fails to include details of any remedial works as a result of CCTV survey.
5. The land drainage consent works have not been signed off; the district engineer has not been invited to inspect the works.

As such, the submitted details are insufficient to demonstrate compliance with the National Planning Policy Framework, WSCC Policies 1-6 for the management of surface water, and Policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

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 stylized flourish and a period.

Neil Crowther
Group Head of Planning