

Barratt David Wilson Homes
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Date: 22nd November 2022

Please ask for: Katie Sharp
Tel: 01903 737832

Your Ref:

Our Ref: FP/76/22/DOC

Dear Miss Ballam,

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 FP/248/20/PL relating to conditions 8-levels, 12-surface water drainage, 13-discharge flows to watercourses, 14-maintenance and management of surface water drainage system and 21-Landscape and Ecological Management Plan.

Land North of Felpham Felpham

Notification regarding the above application:

Condition Number 14

Development shall not commence 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 policies 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:**

The Councils Drainage Officer has reviewed the submitted plans and documents and has recommended that the condition is not discharged as the details are not acceptable and further information is required. The revised information is significant and will need to be submitted within another discharge of condition application, so that the Drainage Advisor can be reconsulted. Therefore, the condition is recommended for refusal.

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 initials 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning