

Davina Bowley

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 November 2020 08:22
To: Planning Scanning
Subject: FW: Y/106/20/PL - Land South of Ford Lane and East of North End Road, Yapton

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 25 November 2020 16:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/106/20/PL - Land South of Ford Lane and East of North End Road, Yapton

Please upload onto Ocella the email below which is a confirmation from the applicant that the wording of the drainage condition is acceptable for Y/106/20/PL.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tilly Whishaw <[\[REDACTED\]](#)>
Sent: 25 November 2020 16:46
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craig Burder <[\[REDACTED\]](#)>
Subject: RE: Y/106/20/PL - Land South of Ford Lane and East of North End Road, Yapton

Michael,

Thank you for this.

I confirm that we accept this condition.

Kind regards,

Tilly

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 25 November 2020 16:40
To: Tilly Whishaw <[REDACTED]>
Cc: Craige Burden <[REDACTED]>
Subject: RE: Y/106/20/PL - Land South of Ford Lane and East of North End Road, Yapton

=====
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Tilly,

Would you accept the following condition:

Prior to the commencement of development, the discharge letter (Y/113/20/DOC) for condition 11 of Y/80/16/OUT, setting out the approved surface water drainage details must be submitted to the Local Planning Authority. No building shall be used until the complete surface water drainage system serving that property has been implemented in accordance with the agreed details and the details so agreed shall be maintained throughout the use of the sales area.

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. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Tilly Whishaw <[REDACTED]>
Sent: 25 November 2020 16:27
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craige Burden <[REDACTED]>
Subject: RE: Y/106/20/PL - Land South of Ford Lane and East of North End Road, Yapton

Michael,

While we have no objection to the principle of the condition, could we please have more clarity on the detail you would like to see submitted at what point in the process?

Having read the condition a few times over, we are still not certain of which is the two following options you are requesting:

- Submission of all surface water drainage details for the wider development in order to discharge this proposed condition as a separate DOC application for the sales area. This information is currently with the Council for the discharge of Condition 11 of application Y/80/16/OUT.
- Whether this proposed condition is linking itself to the currently submitted DOC application for Condition 11 of Y/80/16/OUT. In which case we could simply submit the discharge letter received for condition 11, application Y/113/20/DOC, rather than resubmitting the full drainage pack to discharge the relevant condition for the sales area.

Given that this is a temporary consent, the drainage system cannot be maintained to a good working order in perpetuity. In this particular condition it should be maintained throughout the use of the sales area.

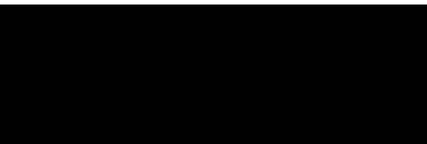
Please could the condition be reworded to reflect the above comments and questions?

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Frankine Road, Basingstoke
Hampshire, RG24 8QB



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Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 25 November 2020 15:37

To: Craig Burden <craig.burden@arun.gov.uk>; Tilly Whishaw <tilly.whishaw@arun.gov.uk>

Subject: Y/106/20/PL - Land South of Ford Lane and East of North End Road, Yapton

=====
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Dear Craig and Tilly,

Would you accept the following condition being imposed on **Y/106/20/PL**:

Prior to the commencement of development, the surface water drainage details for the wider development (reserved matters approval Y/82/20/RES) must be submitted to and be approved in writing by the Local Planning Authority. No building shall be used until the complete surface water drainage system serving that property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order 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. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



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