

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Business Park
Rankine Road
Basingstoke
RG24 8 Q

Date: 11th February 2021

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: Y/113/20/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 Y/80/16/OUT (APP/C3810/W/17/3170059)
relating to conditions 11-sustainable drainage & 15-foul water sewerage.
Land South of Ford Lane/ East of North End Road Yapton BN18 0DS

Notification regarding the above application:

Condition Number 11

No development shall take place until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for the scheme's implementation; and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
The information submitted regarding Condition 11 imposed on the outline planning permission Y/80/16/OUT: relating to details of the implementation, maintenance and management of a sustainable drainage scheme is refused and the condition is hereby not discharged.

1. Insufficient information has been submitted to evidence that the site design meets the requirements of NPPF and WSCC Policy for the Management of Surface Water.
2. We are unable to approve the maintenance of the scheme until a design has been agreed.

3. The maintenance manual does not set out how maintenance is to be funded. It is therefore not clear how the operation of the sustainable drainage scheme can be secured throughout its lifetime.
4. The design lifetime and requirement for replacement of drainage elements throughout the developments lifetime has not been identified within the maintenance manual.
5. In addition, no details of the timescale for implementation have been submitted as required by the condition.

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 small black dot.

Neil Crowther
Group Head of Planning