

Crayfern Homes Limited
Victoria House
14 St Johns Road
Hedge End
Southampton
SO304AB

Date: 29th January 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/140/20/DOC

Dear Mr Sellar,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition following Y/32/17/OUT relating to conditions 6-scheme to deal with the risks associated with contamination of site, 7-drainage strategy details, 8-surface water drainage scheme, 10-SuDS system, 19-lighting details & 23-details & timetable of decentralised & renewable or low carbon energy resources.

Cinders Lane Nursery And Works To The Rear Cinders Lane Yapton BN18 0JJ

Notification regarding the above application:

Condition Number 7

Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policy GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a foul drainage scheme once development had been completed.

Decision:

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

Southern Water have stated that they cannot recommend discharge of condition 07 regarding foul drainage as the provided onsite foul drainage layout does not demonstrate the drainage up to the final connection point with public sewer. They request that you submit a drainage layout plan with final discharge point to the public sewer. They also state that the proposed storage should be designed to be self-cleansing to prevent settlement of solids - they would recommend online storage in oversize pipes or additional storage discharging direct to the pumping station.

As such, the condition cannot be agreed at this time and you will need to make a revised submission.

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 flourish and a period.

Neil Crowther
Group Head of Planning