

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 10

Development shall not commence until full details of the maintenance and management of the SuDS 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 (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32. It is considered necessary for this to be a pre-commencement condition because surface water drainage goes to the heart of the planning permission.

Decision:

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

It is not possible to approve this condition at this time due to it not being possible at this time to agree the surface water drainage scheme and the need for the maintenance manual to reflect the approved design.

Please resubmit the maintenance/management plan together with the resubmission of the drainage scheme.

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