

Nexus Planning
5th Floor Thames Tower
Station Road
Reading
RG1 1LX

Date: 29th April 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/155/20/DOC

Dear Miss Knott,

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 ref Y/91/17/OUT relating to Condition Nos 8 - Arboricultural Method Statement & Tree Protection Plan, 10 - surface water drainage, 13 - Ecological Management & Mitigation Plan, 15 - external lighting and 21 - Travel Plan.

Land at Bilsham Road

Notification regarding the above application:

Condition Number 10

Prior to the occupation of each phase full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual for that phase 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 D 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:**

Council Drainage Engineers have stated that they cannot currently properly review or agree the proposals for the various reasons set out in their consultation response of 07 April 2021 (available on our website). As such, the condition cannot be discharged 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, consisting of stylized initials 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning