

Barratt David Wilson Southern
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 3rd March 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/185/21/DOC

Dear Mr Havis,

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 reference Y/92/17/OUT relating to Condition
Nos 9 - surface water drainage, 10 - maintenance & management of surface water drainage, 11 -
updated copy of management manual and 27 levels.
Land East of Drove Lane Yapton BN18 0EB

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:**

This condition cannot be discharged as it is not possible at the present time to agree the riparian responsibility plan. This should be adjusted following the planned site meeting to discuss numerous watercourse issues and then resubmitted along with the other items for approval.

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, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning