

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 27

No development shall commence on any phase until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls for that phase have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details for that phase.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas in accordance with policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go 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 discharge this condition until the drainage scheme has been fully agreed as levels and drainage are inter related. As such, 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