

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

Date: 5th May 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/25/21/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 imposed under ref Y/32/17/OUT relating to Condition Nos 7 - drainage strategy detailing proposed means of foul disposal & implementation, 8 - surface water drainage, 9 - discharge flows to watercourses, 10 - maintenance & management of SuDs, 11 - access & maintenance of any watercourse or culvert and 13 - broadband.

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 **APPROVE details reserved by this condition**

The detail submitted in respect of the drainage maintenance manual namely the "Cinders Phase 2 Yapton SuDS Operations and Maintenance Manual" ref KNC2006/SUDS/A (REV B) has been appraised by the Councils Drainage Engineers, is considered to be acceptable and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the site specific drainage will be maintained in accordance with the approved details.

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