

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Office Park
Ranking Road
Basingstoke
RG24 8QB

Date: 24th March 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: Y/26/21/DOC

Dear Miss Whishaw,

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 APP/C3810/W/17/3170059 (Y/80/16/OUT)
relating to Condition No 11 - maintenance & management of sustainable drainage scheme.
Land to the south of Ford Lane East of North End Road Ford BN18 0DS

Notification regarding the above application:

Condition Number 11

No development shall take place until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for the scheme's implementation; and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Decision:

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

The information submitted regarding Condition 11 imposed on the outline planning permission Y/80/16/OUT: relating to details of the implementation, maintenance and management of a sustainable drainage scheme is refused and the condition is hereby not discharged.

1. Insufficient information has been submitted to evidence that the site design meets the requirements of NPPF and the adopted WSCC Policy for the Management of Surface Water.
2. Of the information submitted it is clear that large areas of the proposed development fail to meet

requirements of the adopted WSCC Policy for the Management of Surface Water.

3. We are unable to approve the maintenance of the scheme until a compliant design has been provided.

4. Design lifetimes of elements have not been clearly defined within the maintenance manual. This means that evidence has not been submitted to evidence the functioning of the drainage system throughout its lifetime.

5. Details on the timescales for implementation are very poor. The order of construction including drainage has not been clearly defined. It must be very clear how it will be ensured that the drainage elements serving each phase of development will be constructed and completed prior to occupation of these phases.

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