

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

Date: 14th April 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/38/22/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 ref Y/92/17/OUT relating to Condition Nos 9 - surface water drainage; 10 - maintenance & management of surface water drainage system; 11 - surface water management and 27 - levels.

Land At Drove Farm Drove Lane Yapton Yapton BN18 0EB

Notification regarding the above application:

Condition Number 11

Prior to any building being occupied in a phase, and after completed construction of the surface water drainage system serving it, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved surface water drainage system Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the surface water drainage system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with Policies D DM1, W DM2 and W DM3 of the Arun Local Plan.

Decision:

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

This condition cannot be discharged at the present time as the trigger is "Prior to any building being occupied in a phase and after completed construction of the surface water drainage system serving it". The approval of the surface water drainage system has not yet been discharged and it is certainly not yet been installed. Please resubmit this condition at the appropriate time.

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