

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 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 **APPROVE details reserved by this condition**

The proposed new ground levels and finished floor levels are shown on the following drawings and the Councils Drainage Engineers now consider these to be appropriate. Levels were also previously informally accepted through the determination of Y/49/21/RES.

Site Levels Sheet 2 Dwg No PLN_1_4071 Rev H;
Site Levels Sheet 1 Dwg No PLN_1_4070 Rev G;
Site Levels Sheet 4 Dwg No PLN_1_4073 Rev G; and
Site Levels Sheet 3 Dwg No PLN_1_4072 Rev G.

Therefore, the scheme satisfies the requirements of the condition and said condition is fully discharged insofar as the submission of details and on the understanding that the development will be built in accordance with the approved levels details.

However, should there be any future changes to the drainage scheme that results in an alteration to the site levels then you will need to make a new application to discharge this condition.

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