

Bluestone Planning
Suite 5 Enterprise Centre
41-42 Shrivenham 100 Business Park
Majors Road
Watchfield
SN6 8TZ

Date: 19th November 2019

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: Y/42/19/DOC

Dear Miss Redford,

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/53/16/PL relating to Condition Nos 3 -
surface water drainage, 4 - maintenance & management of SuDs system, 5 - site set up and 7 -
protective fencing/site monitoring.
Yapton Metal Company Burndell Road Yapton BN18 0HP

Notification regarding the above application:

Condition Number 4

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. This is required to be a pre-commencement condition because it is necessary to agree & implement the surface water drainage system prior to commencing any building works.

Decision:

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

It is not possible to approve this condition at the time due to the surface water drainage having not yet been agreed. Please resubmit the maintenance/management plan together with the resubmission of the drainage scheme.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning