

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Date: 18th May 2021

Please ask for: Amy Myer
Tel: 01903 737776

Your Ref:

Our Ref: Y/43/21/DOC

Dear Mr Dudley,

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/18/20/PL relating to Condition Nos 4 - pre-commencement site meeting, 5 - contamination, 7 - surface water drainage and 8 - maintenance & management of surface water drainage.

Land East of North End Road and West of Church Lane Nursery Yapton BN18 0GA

Notification regarding the above application:

Condition Number 8

Development shall not commence until full details of the maintenance and management of the surface water drainage 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 details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

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

The discharge of Condition (8) requiring a maintenance and management scheme for the surface water drainage system is refused for the following reason:

The Council's Drainage Engineer has commented that there is still outstanding information with the

revised SUDs Maintenance and Management Plan, as follows:

- Lack of plan which confirms which areas of the drainage are deemed to be shared and thus the responsibility of the management company.

As such, the proposals currently fail to accord with policy W DM3 of the Arun Local Plan.

In order for the LPA to be in a position to approve a future application for the discharge of this condition, the above information must be submitted.

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