

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

Date: 10th August 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: Y/53/20/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/61/19/PL relating to Condition Nos 3 - surface water drainage, 4 - SuDs and 6 - hard & soft landscaping.

Yapton Metal Company Burndell Road Yapton BN18 0HP

Notification regarding the above application:

Condition Number 4

No part of the development shall be first occupied 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 that the proposed development is satisfactorily drained in accordance with policies W 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:** Council Drainage Engineers have previously provided advice regarding this condition which has not been followed.

It should be detailed who will be responsible for the maintenance and how this shall be funded, and what should happen if a proposed maintenance company fails to undertake their duties and how the replacement of any drainage features will be funded. More detail on the financial aspects should be provided.

Please refer to the consultation response dated 10/07/20. As such, the condition cannot be discharged

and you will need to make a revised submission.

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