

Redrow Homes Ltd
Redrow House
Unit 1 Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 21st August 2020

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/54/20/DOC

Dear Miss Whishaw,

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/13/18/PL relating to Condition No 12 -
drainage scheme.
Street Buildings North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 12

No development shall take place until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for the scheme's implementation; and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other Arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

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

Council Drainage Engineers have stated that they cannot currently properly review or agree the proposals due to the submission omitting the following items:

- (1) Winter groundwater monitoring results;
- (2) Winter Infiltration testing results;

- (3) A catchment area plan;
- (4) Fully detailed surface water drainage plans to include connections from properties and which meet the aspects of the Council's drainage checklist;
- (5) Construction detail drawings of all surface water drainage elements; and
- (6) A site specific maintenance manual.

You were advised that these must be submitted in sufficient time to allow further consideration by drainage engineers before the 26th August but no further plans/details have been provided. 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