

Dandara Homes
Roman House
South Hampshire Industrial Park
Eddystone Road
Southampton
SO40 3SA

Date: 1st July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/58/21/DOC

Dear Mr Pinkus,

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 Y/44/17/OUT relating to conditions 6-tree protection, 7-drainage strategy, 8-surface water drainage, 9-maintenance & management of SuDS system, 10-Construction Management Plan, 11-contamination risk, 12-high speed broadband & 25-decentralised & renewable low carbon energy source.

Stakers Farm North End Road Yapton BN18 0DU

Notification regarding the above application:

Condition Number 7

Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a foul drainage scheme once development had been completed.

Decision:

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

The condition requires the submission of a drainage strategy detailing the proposed means of foul disposal and an implementation timetable. Southern Water have objected to the discharge of this condition on the grounds that off-site improvement works are not yet complete.

It is acknowledged that Southern Water previously raised no objection to the discharge of the condition when considering Y/72/20/RES however that was not in itself an application to discharge the condition.

It is also acknowledged that you wrote to Southern Water on 04/06/21 to query their objection however in the absence of a response from them, given the wording of the condition and your admission that the implementation timetable was not provided with the initial DOC submission, it is not appropriate for the Local Planning Authority to discharge the condition. Please therefore discuss this matter further with Southern Water before making a resubmission.

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