

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 9

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 and policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because surface water drainage goes to the heart of the planning permission.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Council Drainage Engineers have stated that they cannot recommend discharge of the maintenance manual until the drainage scheme has been agreed (please see separate decision for condition 8). As such, the condition cannot currently 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, consisting of stylized, cursive letters that appear to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning