

MatPlan Ltd
7 Siskin Gate
Bracknell
RG12 8BF

Date: 19th November 2019

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/75/19/DOC

Dear Mr Utting,

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/5/17/OUT relating to Condition Nos 11 - drainage strategy, 12 - protect existing public sewer, 13 - surface water drainage scheme, 15 - SuDs system and 30 - 10% energy supply from decentralised & renewable sources.

Cinders Lane Nursery And Works To The Rear Cinders Lane Yapton BN18 0JJ

Notification regarding the above application:

Condition Number 15

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 **APPROVE details reserved by this condition**

The detail submitted in respect of the drainage maintenance manual namely the "SuDS Operations and Maintenance Manual" ref KNC1826/SUDS (REV B) has been appraised by the Councils Drainage Engineers, is considered to be acceptable and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the site specific drainage will be maintained in accordance with the approved

details.

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 small dot.

Neil Crowther
Group Head of Planning