

Esquire Developments Ltd
The Old Laundry
Longfield
Dartford
DA2 8EB

Date: 7th May 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: AB/134/25/DOC

Dear Mr Daughtry,

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 AB/135/20/OUT relating to condition 26-as built drawings of approved surface water drainage scheme, for phase 1 and 2 only except plots 13, 17, 19, 20, 44 and 45.

Arundel Gate Ford Road Arundel

Notification regarding the above application:

Condition Number 26

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies W SP1, 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:**
Condition 26 (or part thereof) is hereby refused.

A number of discrepancies have been noted by our drainage engineers including missing levels data, missing CCTV surveys, and missing evidence of construction materials. Furthermore, features forming part of the approved plans have apparently not been built in accordance with those plans and details, including various gully, pipework and headwalls without justification and evidence that this does not effect the surface water drainage on site.

Please see engineers comments on the website and the highlighted plans for further details.

Please note that no dwellings shall be occupied until such time that this condition has been approved in writing by the Local Planning Authority.

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