

Oakford Homes Ltd
Hedsor Court Farm
Sheepcote Lane
Hedsor
Buckinghamshire
SL1 8PE

Date: 9th April 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: AB/145/25/DOC

Dear Mr McCarthy,

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/88/19/PL relating to condition 4-as built drawings concerning drainage.

Electricity Sub Station And Gas Valve Compound Ford Road Arundel BN18 9FN

Notification regarding the above application:

Condition Number 4

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 4 of AB/88/19/PL is hereby refused.

Despite an allowance to amend the details relating to the verification of the as built surface water drainage system on site, ADC's drainage engineers continue to object to the proposal.

A number of issues have been raised, set out in full in the engineers' latest comments (available online), but in summary the following key concerns have been identified:

- Construction debris can be found within the system.
- Parts of the installation differs from the approved plans (without justification).

- The contractor appears to be self-assessing the system raising issues with a conflict of interest.
- Photographic evidence provided is not correctly labelled or is missing.
- Other evidence provided cannot be satisfactorily verified due to missing information.
- Conflicts found between approved plans and those submitted.
- Essential information is missing from plans.
- Generally the submission has not taken account of guidance and advice prepared by ADC to aid applicants.

Given the level of missing, incorrect and conflicting information, the proposal has not satisfied the requirements of the condition. Once the identified issues have been remediated, the applicant is advised to re-submit an application for further review.

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