

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Date: 24th November 2025

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/81/25/DOC

Dear Mr Sykes,

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 reference AL/79/20/OUT relating to condition number 21 - surface water drainage system (as built drawings).

Land to West of Hook Lane Lane Hook Westergate PO20 3TE

Notification regarding the above application:

Condition Number 21

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:**

Please refer to the comments received from our Drainage Engineer on 04/11/25 which can be viewed on our website. They object on the basis that the verification report is incomplete and has not evaluated the as-built information against the approved designs. There are concerns that some of the installed drainage elements could compromise the operation and maintenance of the surface water system which could increase the risk of flooding both onsite and downstream.

Amendments were requested by 21/11/25 in response to these comments but no response has been received. Therefore, this discharge application is refused and a resubmission is required.

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