

Vivid Design Studio Ltd  
Paddock View  
Calcot Mount Business Park  
Calcot Lane  
Curdridge  
SO32 2BN

Date: 10th June 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: BN/24/26/DOC

Dear Mr Dudley,

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Approval of details reserved by condition under BN/46/25/PL relating to conditions 4- Surface Water Drainage and 5- Foul Water Scheme.**

**Land South Of Wandleys Lane Eastergate PO20 3SE**

Notification regarding the above application:

#### **Condition Number 4**

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA/Drainage Statement (version 1.0, BP Civils, April 2025 and Drawing Proposed Drainage Plan Dwg. 000-BPC-WD-ZZ-D-C PL007 Rev 0 and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Arun Local Plan policies W DM2 and W DM3.

#### **Decision:**

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The details submitted have been the subject to review by the ADC Drainage Engineers. They have objected to the discharge of the condition.

Further information needs to be provided, this includes

- Exceedance flow route plan does not appear to have been submitted.
- Further information required as to how the design complies with amenity and biodiversity.

- The half drain times do not appear on the May 2026 calculations.
- Drg. No. 476988-201 - Levels Layout is referred to but not submitted.
- The Long Section Plan is not consistent with the drainage plan.
- Please confirm the channel drain specification and provide a corrected detail.
- The drawing listed does not appear to show a catchpit detail.
- Provide a detail and specification for the root barriers and demonstrate that proposed pipework is adequately protected
- Provide details of the drainage of the section of road between the permeable paving and the existing road.
- The manhole references in the schedule do not cross reference with the construction details.

There are a number of further points which can be viewed online against the reference.

As there is insufficient information to satisfy the necessary requirements a revised submission will need to be made.

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 small dot.

Neil Crowther  
Group Head of Planning