

Barratt David Wilson Southampton
Tollbar House
Tollbar Way
Hedge End

Date: 21st July 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: WA/43/26/DOC

Dear Mr Briggs,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under WA/6/23/PL relating to conditions 12a- As Built Surface Water and 13- Prevention of Surface Water to Public Highways.

Land West of Tye Lane Walberton

Notification regarding the above application:

Condition Number 12

a) Immediately following implementation of the approved surface water drainage system for each design catchment and prior to occupation of any part of the development which that catchment serves, the developer/applicant shall provide the local planning authority with as-built drawings of the fully 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. Where the design catchment is defined by ability of the system to operate in isolation from other approved design areas.

b) Prior to occupation of the final dwelling the developer/applicant shall provide as-built drawings of the full 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 12 of WA/6/23/PL is hereby refused.

Further information was requested by ADC Engineers in respect of this application. The submitted details are incomplete, with information still required relating to the confirmation of remedial works to

address identified defects, verification assessment commentary, and construction details for certain components.

A request for the outstanding information was issued to the applicant, together with a deadline for its submission. Unfortunately, no further information was received within the specified timeframe.

In the absence of the information necessary to satisfactorily assess compliance with the requirements of Condition 12, the Local Planning Authority is unable to approve the details submitted. Accordingly, the application is refused.

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