

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN

Date: 13th January 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: WA/47/25/DOC

Dear Mr Barker,

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 WA/124/23/S73 relating to
condition number 23(b) - implementation of the approved SuDS and condition number 25(b) -
completed construction of the SuDS System.
Land East of Tye Lane Walberton

Notification regarding the above application:

Condition Number 23

A) Prior to occupation, submit a plan to the Local Planning Authority to agree in writing the design catchment areas relating to the SuDS scheme.

B) Immediately following implementation of the approved SuDS scheme for each design catchment agreed under (a) 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.

There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority, the system shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM3 of the Arun Council Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Condition 23 (b) of WA/124/23/S73 is hereby refused in so far as it relates to phase 1 only.

Despite requesting further information on 9 December 2025 regarding unusual undulations in the

design of the highways serving Phase 1, no new information has been provided by the agent within the stated timescales. In addition, the Verification Report has now undergone two separate reviews by our drainage engineers, who continue to object to the discharge of the condition due to missing evidence relating to the as built scheme.

Full comments from our drainage engineers can be found online. The applicant should review these comments prior to resubmitting the required information.

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