

Barratt David Wilson Southampton
Tollbar House
Tollbar Way
Hedge End

Date: 30th April 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: WA/99/25/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 imposed under WA/6/23/PL relating to conditions 12a-as built drawings fully implemented surface water drainage scheme and 13-surface water drainage onto public highway.

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 a of WA/6/23/PL is hereby refused.

Despite allowing a set of revisions the ADC Engineers have confirmed that all issues raised during the

first consultation remain outstanding.

Full comments from the ADC Engineers can be found online, however to summarise:

- Appendix H has been updated to include CCTV findings, which show several defects. However, there is no confirmation that these defects have been fixed, so this issue remains unresolved.
- The base of the drainage basin has been built around 100-200mm shallower than planned, with raised banks to compensate. Because of this change, the flood risk modelling needs to be reviewed to make sure it does not increase flooding risk on or off the site.
- There is also no evidence provided to confirm that the basin liner and protection against flotation were redesigned and installed correctly following these changes. No information has been submitted to address this key concern.
- The finished ground levels suggest the basin may now hold less water than intended, which could increase flood risk.
- Evidence of the drainage components purchased is required. Again, no information has been provided to address this issue.

These details should be obtained prior to re-submitting an application to discharge the condition.

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