

Bargate Homes
The New Barn
Vicarage Farm Business Park
Winchester Road
Eastleigh
SO50 7HD

Date: 13th May 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/22/26/DOC

Dear Miss Hardy,

Town & Country Planning Act 1990 (as amended)

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

**Approval of details reserved by condition under P/178/21/OUT (Appeal APP/C3810/W/22/3302023)
relating to conditions 12- Surface Water Drainage, 13- Watercourses and 14- Maintenance &
Management of Surface Water Drainage.**

Parcel Of Land 254 Pagham Road Pagham PO21 3PY

Notification regarding the above application:

Condition Number 12

No development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No dwelling shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

Mayer Brown's "Discharge of Conditions report dated April 2026 (11th Issue) as uploaded to the Councils website in 5 parts has been assessed and satisfies the requirements of the condition. The condition requires the surface water drainage scheme be implemented in complete accordance with the approved scheme and permanently retained in good working order thereafter.

However, please be aware that the separate outcome of resolving condition 13 may or may not impact upon the surface water drainage scheme. Should this be the case, then it may be necessary to re-discharge the planning 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 small dot.

Neil Crowther
Group Head of Planning