

Coventry Prenty Shields Architecture
144 West George Street
4th Floor
Glasgow
G2 2HG

Date: 17th December 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/107/25/DOC

Dear Mrs Kurt Petre,

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 P/149/23/S73 relating to condition 9 c)
surface water drainage.
Land West of Hook Lane Pagham PO21 3PB

Notification regarding the above application:

Condition Number 9

A) Development within land identified as Bellway Parcel within the Hook Lane Parcel Plan Rev L shall proceed in strict accordance with the approved details under planning reference P/120/22/DOC, unless otherwise submitted to and approved in writing by the Local Planning Authority.

B) Development shall not commence, other than works of site survey and investigation, on land identified as Vistry Parcel within the Hook Lane Parcel Plan Rev L until full details of the proposed surface water drainage scheme for that land have been submitted and approved in writing by the Local Planning Authority.

C) Development shall not commence, other than works of site survey and investigation, on land identified as Care Home within the Hook Lane Parcel Plan Rev L until full details of the proposed surface water drainage scheme for that land have been submitted and approved in writing by the Local Planning Authority.

The design of the surface water drainage scheme 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. 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 building shall be occupied until the complete surface water drainage system serving an individual property/building has been implemented in accordance with the agreed details and the details so

agreed, and shall be maintained in good working order 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. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

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

Arun Drainage Engineers have reviewed this application in relation to surface water and have maintained their objection on 5.11.2025 and 15.12.2025. The latest consultation response confirms several areas which have been dealt with satisfactorily, however there is a requirement for further updated information and updated calculations. The Engineers have highlighted that whilst the updated calculations are required, this is unlikely to result in significant design changes.

Nonetheless, the applicant has had an opportunity to address the issues raised by consultees within this application, and these have not been fully addressed as part of the resubmission. Therefore, the application is refused on the basis that the information is insufficient at this time to fully discharge the condition.

The applicant is required to make a further Discharge of Condition application to the Local Planning Authority. The application should considered the Drainage Engineers responses in full, which can be accessed on the public register.

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