

Miss Jenni Hardy
Bargate Homes
The New Barn, Vicarage Farm Business Park
Winchester Road
Eastleigh
SO50 7HD

Date: 5th January 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/110/25/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 imposed under reference P/178/21/OUT
(APP/C3810/W/22/3302023) relating to condition number 11 - foul drainage system, condition number
12 - surface water drainage, condition number 13 - discharge rates of watercourses and condition
number 14 - management and maintenance of surface water drainage system. (See P/109/25/DOC for
condition number 17 - contamination, condition number 22 - internal noise level, condition number 24 -
broadband provision, condition number 26 - bus stop information screens and condition number 28 -
acoustic.).

Land West of Pagham Road Pagham Road Pagham PO21 3PY

Notification regarding the above application:

Condition Number 11

Prior to the commencement of construction works, details of a proposed foul drainage system shall be submitted to and approved in writing by the local planning authority (including details of its siting, design, and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Decision:

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

Southern Water stated objection on the basis that there is insufficient capacity in the network. However, the condition is not worded to allow for consideration of capacity and simply requires details of the site's foul drainage system. On this basis, the details below are acceptable as long as the foul water drainage scheme is implemented in accordance with the approved details and retained permanently thereafter.

- "Discharge of conditions 11, 12, 13 & 14" (November 2025, 8th Issue, ref BHPAGHAM.10-DOC)*.
- "Main Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1020 rev T2*.
- "Main Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1021 rev T2*.
- "Main Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1022 rev T2*.
- "Main Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1023 rev T2*.
- "Plot Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1030 rev T2*.
- "Plot Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1031 rev T2*.
- "Plot Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1032 rev T2*.
- "Plot Drainage Sheet 1 of 4" ref SL/BHPAGHAMROAD.2-1033 rev T2*.

* But only insofar as they relate to the foul drainage system. Should any of these drawings/document require amendment due to alterations to the surface water drainage submission then it may be necessary to seek a re-discharge of condition.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning