

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 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 **REFUSE details reserved by condition for the following reasons:**

Please refer to the comments received from our Drainage Engineer on 02/01/26 and forwarded to you the same day. There remains details and information which require further clarification and justification. Without this there is a risk that the proposals could be detrimental to flood risk both on or offsite. Given the level and importance of the missing information, it is not appropriate to allow an opportunity to further amend the submission and therefore this discharge is refused and a resubmission is required.

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