

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 13

No development shall commence until details have been submitted to and approved in writing by the local planning authority for any proposals to discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the predevelopment run-off values and in accordance with current policies. No construction is permitted that will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

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, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning