

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 14**

No development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a sitespecific maintenance manual and submitted to, and approved in writing, by the local planning authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

**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 period.

Neil Crowther  
Group Head of Planning