

Hampshire Homes
Chatmohr Estate, Unit 8
Crawley Hill
West Wellow
Romsey
SO51 6AP

Date: 12th August 2026

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/2/26/DOC

Dear Miss Wiltshire,

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/25/17/OUT relating to conditions 10-surface water drainage, 11-maintenance and management of surface water drainage system and 29-existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas.

Church Barton House Horns Lane Pagham PO21 4NZ

Notification regarding the above application:

Condition Number 10

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority, and shall include;

- 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. Winter groundwater monitoring to established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.
- The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.
- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

No building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in

good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences and to protect existing watercourses prior to the commencement of development.

Decision:

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

The Council's Drainage Engineers were consulted on the application and have objected on the basis that the information submitted is insufficient and, in places, incorrect, such that an appropriate surface water drainage scheme cannot be assessed or approved. The submitted details omit a significant amount of information, much of which is fundamental to the design, layout and operation of the drainage strategy. Given the extent and nature of these deficiencies, the Council does not consider it appropriate to seek further amendments.

Outline planning permission P/25/17/OUT was granted by Arun District Council on 5 September 2019, with the subsequent reserved matters approval (P/139/22/RES) granted on 19 January 2024. In accordance with the relevant time-limit condition, development was required to commence within two years of the approval of the final reserved matters application and therefore no later than 19 January 2026.

The Council has reviewed the evidence submitted by the developer and has concluded that the development permitted under planning permission P/25/17/OUT had not lawfully commenced before the permission expired on 19 January 2026. As the time limit for commencement has passed, the planning permission has lapsed and the Council is unable to approve or discharge conditions attached to that permission.

Notwithstanding the above, and for the avoidance of doubt, the application would also have been refused on its planning merits. The Council's Drainage Engineers have identified fundamental shortcomings in the submitted drainage information and have maintained an objection to the proposal. Consequently, even if the Council had concluded that the development had lawfully commenced and the permission remained extant, the application to discharge the condition would nevertheless have been refused due to the unacceptable and incomplete drainage details submitted.

The application is therefore refused because planning permission P/25/17/OUT, to which the condition relates, has expired and the condition cannot be discharged. Furthermore, the submitted drainage details are inadequate and fail to provide sufficient information to demonstrate that an acceptable surface water drainage scheme can be secured.

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, overlapping loops and a trailing flourish.

Neil Crowther
Group Head of Planning

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Church Barton House Horns Lane Pagham PO21 4NZ

Notification regarding the above application:

Condition Number 11

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

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

The Council's Drainage Engineers have been consulted and have objected to the application on the basis that the submitted surface water drainage scheme and associated Surface Water Management Manual require substantial revisions to address identified deficiencies. Owing to the extent of the

missing and inadequate information, much of which is fundamental to the design, layout and operation of the drainage strategy, the applicant has not been afforded a further opportunity to submit amendments within the context of this application.

Furthermore, outline planning permission P/25/17/OUT was granted by Arun District Council on 5 September 2019, with the reserved matters application (P/139/22/RES) subsequently approved on 19 January 2024. In accordance with the statutory timeframe imposed by the relevant condition, the permission required development to commence within two years of the approval of reserved matters and therefore no later than 19 January 2026.

The Council has reviewed the evidence submitted by the developer but has concluded that the development permitted under P/25/17/OUT had not commenced prior to the expiry of the planning permission on 19 January 2026. As the time limit for commencement has passed, the planning permission has lapsed and it is not possible to approve the details required by the condition.

Notwithstanding this conclusion, and for the avoidance of doubt, the Council's Drainage Engineers maintain an objection to the submitted details. Consequently, whether the development is considered not to have lawfully commenced and the permission is therefore expired, or whether the permission were found to remain extant, the application would nevertheless fail due to the fundamental deficiencies identified in the submitted drainage information and the absence of sufficient information to demonstrate an acceptable surface water drainage management and maintenance manual.

The application is therefore refused because planning permission P/25/17/OUT, to which the condition relates, has expired and it is not possible to discharge the condition. In any event, the submitted drainage details are inadequate and fail to provide sufficient information to demonstrate that an acceptable surface water drainage scheme can be secured.

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