

SLR Consulting
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2JU

Date: 27th November 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/127/25/DOC

Dear Black,

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 4-
Construction Phasing Scheme, 5-Materials Schedule, 9-Arboreal Method Statement, 15-
Ecological Management and Mitigation Plan, 20-Employment and Skills Plan, 22-Renewable Energy,
23-Broadband Provision and 26-Electrical Vehicle Charging.**

Church Barton House Horns Lane Pagham PO21 4NZ

Notification regarding the above application:

Condition Number 4

No development shall take place until a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule identifying the order of anticipated commencement and completion within each phase of construction.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the phasing of the development needs to be satisfactory before work commences.

Decision:

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

The applicant has submitted a Phasing Plan which seeks to discharge Condition 4. The phasing plan shows that all Public Open Space (POS) will be delivered at the end of the development, in its own separate phase.

A HRA Appropriate Assessment was undertaken as part of the planning permission, which found that in order to avoid likely significant adverse effects on the Pagham Harbour SPA, the public open space would be required to be encourage users to remain within the site itself. Providing early access to the

public open space permitted under the reserved matters is therefore integral to creating good habits for occupants.

The Phasing Plan delivers all open space at the end of the development whereby residents could be occupying dwellings much earlier than when any footpaths and landscaping are provided.

The Council have not undertaken an Appropriate Assessment in order to assess the proposals in details against the HRA requirements, however it is unlikely to be able to successfully pass the AA process at this time.

As such, the application is refused and the condition is not discharged.

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