

SLR Consulting
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2JU

Date: 12th August 2026

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:

Our Ref: P/161/25/DOC

Dear Higginbotham,

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 17-
Construction Management Plan and 27-management and maintenance scheme for the adjacent
Pagham Harbour SPA.**

Church Barton House Horns Lane Pagham PO21 4NZ

Notification regarding the above application:

Condition Number 17

Prior to the commencement of development, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- The anticipated number, frequency and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- Full details of the construction compound,
- Soil resources plan,
- Dust mitigation measures,
- Noise reduction measures,
- The parking of vehicles by site operatives and visitors,
- The loading and unloading of plant, materials and waste,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with Policy D

DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

Decision:

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

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 condition, the permission required commencement within two years of the approval of reserved matters, which therefore required commencement to have occurred by 19 January 2026.

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

The application is therefore refused because the planning permission P/25/17/OUT, to which these conditions relate, has expired and it is not possible to discharge the condition.

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 small dot.

Neil Crowther
Group Head of Planning