

SLR Consulting
Mountbatten House
1 Grosvenor Square
Southampton
Hampshire
SO15 2JU

Date: 12th August 2026

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/173/25/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 4-detailed phasing for dwellings, highways and public areas, 5-schedule of materials and finishes, 20-Employment and Skills Plan and 22-energy conservation.

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:**

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 flourish and a period.

Neil Crowther
Group Head of Planning