

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 5

No development in any phase shall be carried out unless and until a schedule of materials and finishes to be used for that phase for external walls and roofs of the proposed buildings has been submitted to and approved by the Local Planning Authority. No development in any phase shall be carried out unless and until a 'statement of detail' for that phase has been submitted to and approved setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality 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 use of satisfactory external materials goes to the heart of the planning permission.

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