

Ridge and Partners LLP
3rd floor, Regent House
65 Rodney Road
Cheltenham
GL50 1HX

Date: 4th March 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/177/25/DOC

Dear Mr Smith,

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/15/24/OUT relating to conditions 12-surface water drainage network, 13-details and method statement for surface water run off and 14-foul drainage. (See P/178/25/DOC for discharge of conditions 15-how new access will cross existing ditch on Eastern boundary, 16-Construction and Environmental Management Plan and set up plan, 17-Soil Resource Plan, 18-Employment and Skills Plan and 32-BNG).

Land South of Summer Lane phase 4a Pagham

Notification regarding the above application:

Condition Number 13

No development, including preparatory works, shall commence or any phase thereof until details and method statement of measures indicating how additional surface water run-off from the site within that phase will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. This should include the maintenance proposals during construction. The site works and construction phases shall thereafter be carried out in accordance with approved method statement, and the approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence for the relevant phase.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

The following details are acceptable with respect to this first phase (the works to be approved under P/167/25/RES) and satisfy the requirements of the condition:

- Technical Note for Conditions 11-15 (January 2026), ref 13226, Rev B; and
- Estate Road Construction and Environmental Management Plan (January 2026), ref HTp/25121/CEMP/01 Rev A.

The condition requires the construction surface water drainage scheme be implemented in accordance with the approved details and retained in perpetuity through the construction of the approved works. This discharge is a part approval relating to this phase (the works to be approved under P/167/25/RES) only.

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