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3rd Floor, Regents House
65 Rodney Road
Cheltenham
GU20 1HX

Date: 4th March 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/178/25/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 15-how new access will cross existing drainage 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. (See P/177/25/DOC for discharge of conditions 12-surface water drainage network, 13-details and method statement for surface water run off and 14-foul drainage).

Land South of Summer Lane phase 4a Pagham

Notification regarding the above application:

Condition Number 15

No development authorised by this permission shall commence unless and until full details (including appropriate drawings) of how the new access road will cross the existing ditch on the eastern boundary have been submitted to and approved in writing by the Local Planning Authority. The access road crossing shall be built in accordance with the approved scheme and permanently retained so thereafter.

Decision:

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

The details of how the proposed new access road will cross the existing ditch on the eastern boundary are acceptable and therefore this condition can be discharged on the proviso that the works are completed prior to first occupation of any of the dwellings and then permanently retained so thereafter. The details approved are as follows:

- Technical Note for Conditions 11-15 ref: 13226 Rev B.
- Estate Road Drainage Layout 13226/1650 Rev C1.
- Estate Road Main Drainage Details Sheet 2 13226/1552 Rev C1.
- Estate Road Site Levels and Contours 13226/1851 Rev C1; and
- Estate Road External Works Layout 13226/1861 Rev C2.

Please note that the erection of flow control structures or any culverting of an ordinary watercourse will requires separate consent from the appropriate authority, which in this instance is the West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

It is accepted that this application seeks a part discharge however this crossing is required to facilitate access into the whole site for vehicles and to require a subsequent discharge for the residential phase/s would only duplicate this approval.

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