

Bargate Homes
The New Barn
Vicarage Farm Business Park
Winchester Road
Eastleigh
SO50 7HD

Date: 13th May 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/22/26/DOC

Dear Miss Hardy,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under P/178/21/OUT (Appeal APP/C3810/W/22/3302023)
relating to conditions 12- Surface Water Drainage, 13- Watercourses and 14- Maintenance & Management of Surface Water Drainage.
Parcel Of Land 254 Pagham Road Pagham PO21 3PY

Notification regarding the above application:

Condition Number 13

No development shall commence until details have been submitted to and approved in writing by the local planning authority for any proposals to discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the predevelopment run-off values and in accordance with current policies. No construction is permitted that will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This cannot be discharged until consent has been granted under Arun DC's separate Byelaws. See: <https://www.arun.gov.uk/land-drainage-byelaws-for-landowners>.

As no application has yet been made it is not possible to hold off on determining this condition. A resubmission should therefore be made once The Byelaw consent has been received.
Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning