

ECE Planning Limited  
64-68 Brighton Road  
Worthing  
BN11 2EN

Date: 15th April 2026

Your Ref:  
Our Ref: P/23/26/DOC

Please ask for: Hannah Kersley  
Tel: 01903 737856

Dear Mr Barker,

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/149/23/S73 relating to condition 12(b) - SuD's scheme.  
Land north of Hook Lane Pagham PO21 3PD

Notification regarding the above application:

**Condition Number 12**

A) Prior to occupation of any part of the development, details of the phasing arrangements for the approved surface water drainage design must be submitted and approved in writing by the Local Planning Authority. Each drainage design phase of development must be able to operate in isolation from later phases.

B) Immediately following implementation of the approved SuDS scheme for each drainage design phase agreed under part a) of this condition and prior to occupation of any part of the development within that phase, the developer/applicant shall submit and have approved by the local planning authority as-built drawings of the fully implemented scheme, together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose.

There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

**Decision:**

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**  
This application cannot be approved at this time, as it has been submitted prematurely. The discharge of this condition for the Vistry parcel is dependent upon the prior discharge of the same condition for

the watercourse catchment and basin 3 for the Bellway parcel. This is an explicit expectation of the approved phasing plan (which the applicant refers too).

The watercourse catchment and basin 3 is currently being considered under application P/32/26/DOC, and is yet to be approved. As of 14.04.26, an objection has been raised by the ADC Drainage Engineer for P/32/26/DOC. Therefore the Council cannot anticipate how long this will take to resolve. As such, it would not be reasonable to keep P/23/26/DOC live the elements submitted under reference P/32/26/DOC have been discharged, as this would require the application to be kept open indefinitely.

In addition to this application being locked by another, the ADC Drainage Engineers have confirmed that there are inadequacies with this application which mean that even if the watercourse and basin 3 had been verified an objection would still be lodged. Critically some of the cover levels remain unverified and CCTV surveys for the pipework do not cover the full network.

The engineers comments have been forwarded to the agent for review. Amendments have not been invited, as it would not be possible to guarantee that this application can be determined within 12 weeks, as set out within the councils policy (<https://www.arun.gov.uk/planning-applications-customer-advice-note/>).

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