

Taylor Wimpey (Southern Counties)
Colvedene Court
Wessex Business Park
Colden Common
Winchester

Date: 6th October 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: P/36/26/DOC

Dear Miss Hockin,

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/134/16/OUT as amended by P/34/25/NMA relating to condition 13B- Surface Water Drainage.

Land North of Sefter Road & 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 13

Upon completed construction of the surface water drainage system but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved surface water drainage system Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the surface water drainage system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with Policies D 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 condition cannot be approved at this time. This application has been subject to three consultations

with the ADC Drainage Engineer, the most recent of which has concluded that there are still five outstanding matters that have not been sufficiently addressed.

It is ADC policy to only allow two consultation responses on drainage related discharge of condition applications, and as this has been allowed a third attempt, a deviation has already been made. As this has still resulted in failure to address all outstanding issues, it is not appropriate to deviate further from policy in allowing a fourth attempt.

The Engineers comments have been forwarded to the agent so that the outstanding matters can be addressed in a resubmission.

This application is subsequently refused.

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 small dot.

Neil Crowther
Group Head of Planning