

Bellway Homes Ltd (Wessex)
Bellway House
Embankment Way
Ringwood
BH24 1EU

Date: 8th June 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: P/42/22/DOC

Dear Murray,

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/30/19/OUT relating to conditions 5-schedule of materials and finishes, 10-surface water drainage, 11-discharge flows to watercourses, 12-maintenance and management of surface water drainage system, 14-foul drainage system, 15-external lighting, 16-Construction Management Plan, 22-existing vehicular access onto Sefter Road and Pagham Road have been physically closed, 23-plans and details and timetable for installation of dwellings, 24-pedestrian and cyclist access points, 27-Broadband provision, 29-enhancement of existing hedgerows for use by bats and 33-Electric Vehicle Charging Strategy.

Land North of Hook Lane Pagham PO21 3PD

Notification regarding the above application:

Condition Number 14

Before the development hereby permitted is commenced, details of a proposed the foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/maintenance, if appropriate).

Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that waste water network capacity is available to adequately drain the development and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details of any phase or sub-phase.

Reason: To ensure adequate infrastructure is provided to enable the scheme to be satisfactorily drained and avoids adverse impacts upon the Pagham Harbour SPA/Ramsar in accordance with policies D DM1, W DM1, W SP1, ENV DM2 and H SP2a of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the foul drainage system goes to the heart of the planning permission.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The plans submitted in support of Condition 14 are the same as those submitted in relation to Condition 10 (with the exception of drawing 10831-500-511 Rev A). Given that the detail relating to Condition 10 is insufficient Condition 14 cannot be discharged until the details on the relevant plans are acceptable.

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