

Mrs Jane Carrington
Foreman Homes Ltd
Yarmouth House
1300 Parkway
Whiteley
PO15 7AX

Date: 14th November 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/46/25/DOC

Dear Mrs Carrington,

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 reference P/140/16/OUT relating to condition number 4 - detailed scheme of phasing, condition number 5 - schedule of materials and finishes, condition number 17 - Construction Management Plan and condition number 24 - energy.

Land South of Summer Lane and West of Pagham Road Pagham

Notification regarding the above application:

Condition Number 4

No development shall take place until a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule identifying the order of anticipated commencement and completion within each phase of construction.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the phasing of the development needs to be satisfactory before work commences.

Decision:

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

The application seeks to discharge a condition for phasing in relation to the timeline for open spaces, drainage, highways, residential parcels and ancillary infrastructure are to be brought forward. The application has been reviewed by ADC Drainage Engineers who have raised no objection to the drainage phasing plan. In relation to the wider phasing of the development, the plan shows key delivery of footpaths, highways and provides sufficient detail for the Local Planning Authority.

As part of the outline application, the Appropriate Assessment highlighted the importance of

establishing open space as part of the scheme and its early delivery to avoid establishing habits of occupiers on the nearby Pagham Harbour. Officers sought amendments to the phasing plan to deliver more meaningful open space as part of the initial phases of residential development, instead of being brought forward much later in the build programme.

An Appropriate Assessment Addendum was undertaken to assess the proposed timeline met the objectives of the Outline AA. The Local Planning Authority concluded that the mitigation met the objective of the AA undertaken at Outline Application and this would maintain the assessment of no adverse harm to the integrity of the Pagham Harbour SPA/Ramsar. The Appropriate Assessment Addendum was sent to Natural England for comment, and they raised no objection to the contents of the AA or the conclusion.

Therefore, the condition is discharged and the below documents are approved:

- Land at Pagham Combined Phasing Plan - FHL-CPP-100 Rev A (July 2025) Showing areas covered under P/155/21/RES as Phase A, B C (Received on 7th November 2025)
- Pagham Site Drainage Phasing Plan FHL-SDPP-001 Rev F

If any changes are proposed, the applicant must submit these proposed changes in writing to the Local Planning Authority for approval prior to those changes taking place.

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