

Convery Prenty Shields Architects
144 West George Street
4th Floor
Glasgow
G2 2HG

Date: 5th June 2026

Please ask for: Hannah Kersley
Tel: 01903 737856

Your Ref:

Our Ref: P/53/26/DOC

Dear Mrs Kurt Petre,

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 conditions 13(C)- Scheme for disposal of Foul Water and 24(B)- Travel Plan.
Hook Lane Pagham PO21 3PB

Notification regarding the above application:

Condition Number 13

A) The physical foul water connections for land identified as Bellway and Vistry within the Hook Lane Parcel Plan Rev L must be carried out in accordance with the construction details and occupation phasing arrangements approved under P/120/22/DOC and P/23/24/DOC unless otherwise submitted to and approved in writing by the Local Planning Authority. No individual dwelling shall be occupied until the foul water for that dwelling has been completed and operational.

B) Prior to the commencement of the development on land identified as the Care Home within the Hook Lane Parcel Plan Rev L details of the proposed foul water drainage system for that land 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). The care home shall not be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

C) Prior to occupation of the land identified as Care Home within the Hook Lane Parcel Plan Rev L, details of the proposed phasing of the development, 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 must be submitted and approved in writing by the Local Planning Authority.

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 **APPROVE details reserved by this condition**

This application has been subject to consultation with Southern Water, who have raised no objection to the discharge of Condition 13(c). There is no requirement for the occupation of the Care Home to be phased; as Southern Water have carried out the required reinforcement works to facilitate capacity for the foul drainage of the Care Home.

As such, no phasing details are required, and Condition 13(c) is approved.

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