

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN

Date: 27th November 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/60/25/DOC

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 imposed under reference P/149/23/S73 relating to condition
number 12 (Part B) - SuDS.
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:**

The application has been reviewed by the Council's Drainage Engineers, and have advised advised

that the application cannot be supported at this time as the information provided is incomplete. Key elements of the as-built drainage surveys are missing, which are critical to demonstrating the functionality of the approved surface water drainage strategy and ensuring there is no risk of flooding on or off site.

The applicant has had the opportunity within the application period to address the objections of Drainage Engineers, however the objections remain. Given the significant amount of outstanding information and time required to address these comments, the Council considers that a new application will be necessary to resolve these issues.

A full response from the Drainage Engineers is available on the Council's website. Any future discharge of condition application should make use of the comment tracker and provide a clear response to demonstrate how the new submission addresses the matters raised.

The application is therefore 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 flourish and a period.

Neil Crowther
Group Head of Planning