Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

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

Date: 4th July 2022

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: P/68/22/DOC

Dear Ms 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 ref P/30/19/OUT relating to Condition Nos 10 - surface water drainage, 11 - discharge flows, 12 - maintenance & management of the surface water drainage and 14 - foul drainage system.
Land North of Hook Lane Pagham Road 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 foul water drainage will need to complement any approved surface water drainage strategy. Given that the details relating to Condition 10, 11 and 12 are insufficient, Condition 14 cannot be discharged

until the drainage details shown on the relevant plans are acceptable.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning