

Taylor Wimpey (Southern Counties)
Colvedene Court
Wessex Business Park
Colden Common
Winchester
BH11 9NB

Date: 2nd October 2026

Please ask for: Simon Brooksbank

Tel: 01903 737881

Your Ref:

Our Ref: P/69/26/DOC

Dear Miss Hockin,

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/134/16/OUT relating to condition 10- Surface Water Drainage.

Land North of Sefter Road & 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 10

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall adhere to the principles below;

- The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual Produced by CIRIA. Winter groundwater monitoring to established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

- The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.

- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before

construction commences and to protect existing watercourses prior to the commencement of development.

Decision:

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

The discharge of this condition is dependent upon the approval of a satisfactory surface water drainage scheme pursuant to Condition 10. After two rounds of consultation with drainage engineers, insufficient information has been provided to satisfactorily address Standard 3 (Extreme Rainfall and Flooding) contained within the National Standards for Sustainable Drainage Systems (SuDS). Condition 10 cannot be discharged.

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 small dot.

Neil Crowther
Group Head of Planning