

Alcove Architecture Ltd  
25a New Broadway  
Worthing  
BN11 4HP

Date: 9th January 2023

Please ask for: Mr S Davis  
Tel: 01903 737874

Your Ref:  
Our Ref: P/71/22/DOC

Dear Mr Evans,

**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 P/147/21/RES relating to condition 2-levels**  
**survey.**  
**Land adjacent to Sefter School House Sefter Road Pagham**

Notification regarding the above application:

**Condition Number 2**

Prior to the commencement of development a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policies D DM1 and QE SP1 of the Arun Local Plan. This is required to be a pre-commencement condition because site levels must be set prior to works commencing on the new houses as otherwise it would be difficult and expensive to rectify any changes.

**Decision:**

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**  
It is not possible to discharge this condition until the drainage scheme has been fully agreed as levels and drainage are inter-related. There is an outstanding objection to the drainage scheme (under ref P/70/22/DOC) and it will not be possible to discharge that condition at this time. As such, the levels condition cannot be discharged at this time and you will need to make a revised submission.

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