

Bellway Homes Wessex
Embankment Way
Castleman Business Centre
Ringwood
BH24 1EU

Date: 11th August 2026

Please ask for: Hannah Kersley
Tel: 01903 737856

Your Ref:

Our Ref: P/84/26/DOC

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition approved under P/149/23/S73 relating to condition 12b-as built drawings of fully implemented scheme with completion report.

Land North of Hook Lane Pagham

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:**

This condition cannot be discharged at this time. The application has been assessed by the ADC

Drainage Engineers who have raised an objection. A significant number of issues were previously raised under P/32/26/DOC, regarding extreme rainfall and flooding, biodiversity, and construction, operation, maintenance, decommissioning and structural integrity. This application sought to address the comments raised by the Engineer under this previous application; however all 18 issues remain outstanding, and have not been sufficiently addressed in this submission. This includes missing flow controls (as an example) which can significantly increase flood risk off-site, and as such, until it is sufficiently proven that the drainage scheme is not increasing flood risk and all the outstanding matters are resolved, this condition cannot be discharged.

As a result, given that this submission has failed to address all previous comments, and there are such a significant number of outstanding issues, this application is refused.

The discharge of Condition 12b on this parcel (Bellway) is paramount to unlocking the drainage schemes for the remaining parcels (Vistry and Simply Care). Therefore, it is necessary that the comments provided by the Engineers are addressed without delay to allow the remaining parcels to submit and discharge their details for Condition 12b. A copy of the Engineers comments are available on the website.

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

Yours faithfully



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Neil Crowther
Group Head of Planning