

Barton Willmore
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE

Date: 26th May 2023

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/88/22/DOC

Dear Miss Hunjan,

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/134/16/OUT relating to conditions 10-surface water drainage, 12-maintenance and management of surface water drainage system, 14-foul drainage system, 16-external lighting, 17-Construction Management Plan, 22-setting out when roads, footpaths, cycleways and emergency routes are to be construction, 26-street lighting and 28 (part)-energy conservation and renewable energy.

Land North of Seftor Road & 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 14

Before the development hereby permitted is commenced, details of the proposed 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 **APPROVE details reserved by this condition**

The submitted details are considered sufficient to address the requirements of the condition in so far as they contain the information of the foul networks siting and design.

Southern Water have advised that they do not have current capacity within the network, however are seeking to provide this as soon as possible in line with their work programme. Southern Water also advise that generally reinforcement works are provided within 24 months of the date of a planning permission. This condition discharge is being sought more than 2 years from the date of permission in order for Southern Water to programme required works. It has been confirmed that in the instance that occupation of the site occurs prior to the reinforcement works, Southern Water are a statutory provider, and therefore a temporary solution would be provided.

Southern Water have also confirmed that the Foul Sewerage connection point for the site will not result in foul water being directed to the Pagham catchment, and instead will connect to the adjacent Ford (Bognor) catchment, with flows going off to Ford for treatment. Arun District Council are therefore satisfied that the foul sewerage flows will not cause adverse impacts to the integrity of the Pagham Harbour.

The condition is discharged in so far as it relates to the foul water detail within the following plans:

10768_1321_P4_Adoptable Foul Sewer Long Sections-Sht 1 of 3
10768_1322_P3_Adoptable Foul Sewer Long Sections-Sht 2 of 3
10768_1323_P6_Adoptable Foul Sewer Long Sections-Sht 3 of 3
10768_1601_P12_Site Drainage Sht 1 of 7
10768_1602_P12_Site Drainage Sht 2 of 7
10768_1603_P10_Site Drainage Sht 3 of 7
10768_1604_P11_Site Drainage Sht 4 of 7
10768_1605_P11_Site Drainage Sht 5 of 7
10768_1606_P11_Site Drainage Sht 6 of 7
10768_1607_P11_Site Drainage Sht 7 of 7

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

Yours sincerely



Neil Crowther
Group Head of Planning