



Taylor Wimpey Southern Counties
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SO21 1WP


www.taylorwimpey.co.uk

**FAO David Easton
Planning & Building Control
Arun District Council
Arun Civic Road
Maltravers Road
Littlehampton
BN17 5LF**

19/08/2026

Dear David,

**Discharge of Condition Application – conditions 18, 19, 20 & 21 attached to planning permission (AL/3/19/PL)
The Hedgerows, Westergate**

I write on behalf of Taylor Wimpey Southern Counties to seek to discharge conditions 18, 19, 20 and 21 attached to planning permission ref. AL/3/19/AL.

Background

In February 2015, outline planning permission was granted at appeal for demolition of existing glasshouses, bungalow, stables and outbuildings and a residential development of up to 268 dwellings, including 30% affordable housing (incorporating 60 Senior Living units) with associated access, POS and landscaping.

Following the grant of reserved matters consent, a new full planning application was submitted to replan the north of the site. This was granted consent in November 2019 (planning reference AL/3/19/PL). A number of planning conditions were imposed on this decision notice.

A Discharge of Condition Application was submitted in May 2024 to discharge conditions 18, 19, 20 and 21 (reference AL/54/24/DOC). However, this application has been subject to a number of amendments, and it was considered more appropriate to withdraw this application and submit a fresh application with updated plans.

Condition Details

This Discharge of Condition application seeks to discharge conditions 18, 19, 20 and 21 attached to the planning application (AL/3/19/PL). These conditions require the following information to be submitted:

Condition 18

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the 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. 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.

Condition 19

Development shall not commence for any dwelling hereby approved, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. 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. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order 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. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Condition 20

Development shall not commence for any dwelling hereby approved, until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Condition 21

Development shall not commence for any dwelling hereby approved, until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W 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 future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Information Submitted

Condition No.	Drawing Name	Drawing Reference
18 & 19	Groundwater Plan	5655-92-P2
18 & 19	As built survey drawing	24-598-01
18 & 19	As built survey drawing	24-598-02
18 & 19	As built survey drawing	24-598-03
19 & 21	Outline Drainage Strategy	002.1970-SK5000
19	Construction Details	5655-20-R
19	Sewer Details	5655-21-D
19	Sewer Details	5655-22-A
19	Silt Trap Details As Built	5655-24
19	Construction Details	5655-27
19	Attenuation Details	5655-70-H
19	Swale 2 Details	5655-71-C
19	Exceedance Flows	5655-76-C
19	Catchment Area Plan	5655-78-F
19	Swale Details Sheets 1 - 3	5655-81-A 5655-82-A 5655-83-A
19	Detailed Planting Plan Sheets 1 & 2	JSL2869_510 Rev D JSL2869_511 Rev B
20	Engineering Layout	5655-01-AK
20	Engineering Layout	5655:03 AC
20	Headwall Details	5655-23-E
20	OWC Approval Letter and Consent	
21	SuDS Ownership Plan Sheet 1 & 2	5655-93-A 5655-94-A

21	Site Layout Plan	NNRP-MCB-ZZ-ZZ-DR-A-0230-S3-P2
21	SuDS Maintenance Plan	Rev H
18,19,20,21	Consultation Response Document	

Our outline application was approved in 2014, and the full planning application (replanning the north section of the site) was approved in 2019. Arun's SuDS Verification Guidance was subsequently introduced circa **2024**. In our view, it would not be appropriate to require compliance with the verification guidance that post-dates both planning permissions. We have nevertheless submitted information in support of the discharge of Condition 18. Whilst we do not hold all of the information sought by the guidance, we have acted in good faith and provided all available information, together with as much supporting detail as possible, to demonstrate our commitment to addressing the requirements wherever reasonably feasible.

As such, we would not expect the Council to require us to meet the SuDS Verification Guidance, given the date of our consent.

This application has been submitted via the Planning Portal under reference **PP-15168273**. The submission comprises the following:

- Application Form
- Covering letter
- Drawings (referenced above)
- Consultation Response Document

A bank payment for the sum of £400 has been paid to the Planning Portal.

I trust the enclosed is acceptable and will allow the discharge of these planning conditions. Please do not hesitate to contact me for any further information or clarification.

Yours sincerely,



Senior Planning Manager

