

AH/220010/L0016

3rd July 2026



By planning portal and email

Chief Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

For the attention of Jessica Riches

Dear Sir

On behalf of Kier Logistics (Bognor) Limited, Saltbox, Bognor Regis:
Application for Discharge of Outline Condition 13 ("OUT13") and Part Discharge of Full Condition 15 ("FUL15") of Planning Permission BE/135/18/PL

Please find enclosed an application to discharge Condition OUT13 and to discharge the remainder of Condition FUL15 insofar as it relates to Units 6 & 7 (This condition having previously been discharged in relation to the remainder of the full permission development).

The submission comprises the following:

1. This letter
2. Application forms
3. Validation Statement from HDR Engineers
4. Confirmation letter of independence of review

The application fee has been paid online via the Portal.

Background

The surface water and foul water drainage designs for Plot 1 and Units 3, 6 & 7 of the Saltbox development were approved by the Local Planning Authority on 4th May 2023 under reference BE/63/22/DOC. Amendments to the foul water scheme were subsequently approved under BE/121/25/DOC on 11th February 2025.

Condition OUT 13 requires that:

"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

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29 Old Field Road, Pencoed, Bridgend. CF35 5LJ

built in accordance with the approved drawing/s and is built in accordance with the approved details. The scheme shall thereafter be maintained in perpetuity."

Condition FUL15 requires, similarly, that:

"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 details. The scheme shall thereafter be maintained in perpetuity."

Both conditions are required *"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."*

Submission

In accordance with the requirements of the Condition, an independent report has been commissioned which reviews the as-built design against that approved. Where there are changes these are detailed and assessed, with supporting technical material, to provide evidence to the Council that the proposed development is satisfactorily drained in accordance with the cited Local Plan policies.

As discussed and agreed previously with the Council in respect of the part discharge of Condition FUL15 (Decision BE/160/21/DOC, dated 17th December 2021) the wording of these conditions does not align fully with the policy framework that justifies their imposition.

The requirements of Policy W DM1 in respect of the validation of drainage design states, inter alia:

"Where surface water and foul water drainage systems are approved as part of the consideration of a planning application, conditions may be imposed upon the permission relating to dates for implementation or other detailed technical requirements. In order to discharge conditions, the developer will be required to submit a statement from a suitably qualified and experienced engineer that the measures have been adequately and satisfactorily implemented." (our emphasis)

In this case, and as previously agreed in respect of the previous part discharge of Condition FUL15, the independence of the review is maintained by appointing a senior engineer from a separate team and office from the design team.

Conclusions

We trust that the above and enclosed provide you with the information that you require to allow the expedient discharge of these Conditions. Should you need anything further please do not hesitate to contact me.

Kind regards

Yours sincerely



Arfon Hughes
Director