

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

15 October 2026
PP-15298723

Dear Sir/Madam,

Land north-east of Kingston Lane

Approval of details reserved by condition imposed under K/46/23

This letter accompanies this application on behalf of Seaward Properties Ltd for the discharge of conditions of planning approval K/46/23 which grants full planning permission for the erection of 47 no. residential dwellings (including affordable homes).

This application seeks to discharge the following conditions:

Condition 13 – CEMP – this application is for the transport and ecology parts

Condition 29 – Surface Water Drainage Network

Condition 32 – Drainage Management and Maintenance

The details submitted pursuant to each condition are set out below.

Condition 13 - Construction & Environmental Management Plan

This condition requires the following:

No development shall take place, apart from the enabling works listed below (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a Construction & Environmental Management Plan and accompanying Site Setup Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, the council's environmental health officer and ecologist as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance

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during demolition and construction and will include (but not be limited to) details of the following information for approval...

The condition then lists the matters to be covered in the CEMP, some of which will not be known until there is a developer to bring forward the site. However, some matters such as the transport and ecological management can be agreed in advance, and it is those parts for which this application seeks the LPA's approval. In this respect, the following documents are submitted for approval:

- Construction Transport Management Plan - ITB17398-009A
- Ecology Mitigation Strategy 0926

For ease of reference in discharging the approved elements, the list from the condition is set out below and marked a – y with comments against each on whether the details are contained within this submission (in bold) or whether approval will be sought later by the developer.

- a. the phased programme of construction works - developer*
- b. **the anticipated, number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable) – attached CTMP***
- c. **the preferred road routing for all construction traffic associated with the development – attached CTMP***
- d. **provision of wheel washing facilities (details of their operation & location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders) - attached CTMP***
- e. **details of street sweeping - attached CTMP***
- f. details of a means of suppressing dust & dirt arising from the development - developer*
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works (i.e. no burning permitted) - developer*
- h. details of all proposed external lighting to be used during construction (including location, height, type & direction of light sources and intensity of illumination) - developer*
- i. **details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development - attached CTMP***
- j. **details of areas to be used for the storage of plant and materials associated with the development - attached CTMP***
- k. **details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate) - attached CTMP***

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- l. contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details) - developer*
- m. details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works - developer*
- n. details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage - attached CTMP***
- o. measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s) - developer*
- p. A dust management plan produced in accordance with the Institute of Air Quality Management (IAQM) 'Assessment of dust from demolition and construction (2014) - developer*
- q. Risk assessment of potentially damaging construction activities - developer*
- r. Identification of "biodiversity protection zones" – attached Ecology Management Plan***
- s. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) attached Ecology Management Plan***
- t. The location and timing of sensitive works to avoid harm to biodiversity features - attached Ecology Management Plan***
- u. The times during construction when specialist ecologists need to be present on site to oversee works - attached Ecology Management Plan***
- v. Responsible persons and lines of communication - attached Ecology Management Plan***
- w. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person - attached Ecology Management Plan***
- x. Use of protective fences, exclusion barriers and warning signs - attached Ecology Management Plan***
- y. Containment, control and removal of any Invasive non-native species present on site - attached Ecology Management Plan***

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties – to be confirmed by developer

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work (defined as not involving any machinery/plant) on Sunday or Bank/Public Holidays.

Conditions 29 and 32 – Surface Water Drainage Network and Maintenance and Management

29. *Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment by Pell Frischmann, 13/10/2023, revision P02, Sustainable Drainage Report by Pell Frischmann, 07/12/2023, revision P04 and drawing 106485-PEL-XX-ZZ-DR-CD- 0510 Indicative Drainage Strategy by Pell Frischmann, 07/12/2023, revision P04 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. The discharge rate shall be restricted to 3.6 l/s/ha. Further surveys of the existing drainage system (watercourses and surface water sewers) must be completed to aid with detailed design. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.*
32. *The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:*
- I. a timetable for its implementation,*
 - II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,*
 - III. a Management and Maintenance Plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

In accordance with the requirements of the two above conditions, the following document is submitted for approval:

- 111545-PEF-ZZ-XX-RP-CD-000001 S2-P01 - Conditions 29 & 32 Discharge Document

The document sets out the principles of the agreed strategy and provides drawings of the proposed strategic and plot drainage in accordance with the requirements of condition 29. Part 3 of the report

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sets out the management and maintenance plan for below ground drainage, the permeable paving and the detention basins in accordance with condition 32.

I trust the documents submitted provide sufficient details to enable the discharge of conditions 29 and 32 and the part discharge of condition 13 however should you require any further information then please do not hesitate to contact me.

Yours faithfully,

A solid black rectangular box used to redact the signature of Dawn Appleton.

Dawn Appleton
Senior Planner
Henry Adams LPD