

Arun District Council
Civic Centre
Maltravers Rd
Littlehampton
West Sussex
BN17 5LF

September 2025

**Town and Country Planning Act 1990 (as amended). Discharge of Conditions. Application Ref: LU/47/11/.
Southern Allotments and Access. Land west of Holly Drive, Littlehampton.**

Dear Sir or Madam

This letter is submitted to accompany an application which seeks permission to discharge outline Conditions 10, 21, 22, 23, and 26 of Outline application LU/47/11/ in relation to RM application LU263/22/RES.

Conditions 11, 12 and 13, all relating to drainage, have also been considered and are not deemed relevant to this phase of development. This application seeks to confirm their effective discharge without the submission of any information.

The following information is submitted with this application:

- Completed application forms;
- this Covering Letter;
- a planning application fee of £383 inc VAT paid via the planning portal;
- Drainage Layout
- Drainage Detail
- Construction Environmental Management Plan
- Construction Method Statement

This application seeks to discharge the outline conditions of application LU47/11/ in relation to the Southern Allotments Reserved Matters phase of the development. Each Condition is listed below as well as the relevant documents to discharge it. In some cases, these conditions have had applications to discharge them previously and have been refused due to a lack of information. This information has now been added.

Condition 10 – Surface Water Drainage

No development shall begin until a fully detailed surface water drainage scheme for that phase of the development, based on sustainable drainage principles and designed in accordance with the SUDS strategy for

the whole development, has been submitted to and approved in writing by the Local Planning Authority. It should be demonstrated how each detailed scheme will contribute to delivering, and link into, the surface water drainage strategy for the site as a whole.

- The SUDS shall be designed to attenuate the 1 in 100 year storm event (plus climate change allowance of 30% in accordance with DEFRA's National Standards for Sustainable Drainage Systems).

- No infiltration of surface water drainage shall occur within ground affected by contamination unless suitable remediation is undertaken.

- Each detailed scheme should include a timetable for its implementation; and provide a management and maintenance plan in the form of a site specific Maintenance Manual for the SUDS system for the lifetime of the development. This shall include the arrangements for adoption by any public authority or statutory undertaker or details of the financial management of the scheme throughout its lifetime.

Elements of the scheme serving any particular phase shall subsequently be implemented in accordance with the approved details (unless otherwise agreed with the Local Planning Authority) prior to the occupation of any dwellings in that phase and no building in that phase of the development shall be occupied until the surface water drainage scheme has been fully implemented in accordance with the approved details.

- Overall Drainage Layout and Drainage Layout Sheets 1 & 2
- Drainage Details Sheets 1 & 2
- Combined Section
- Network 1
- Construction Method Statement

Details for the implementation of the surface water drainage scheme can be found within Appendix B of the Construction Method Statement as part of a timetable construction programme for the whole site.

Conditions 11, 12 and 13

These conditions relate to drainage, but the specifics of each condition mean they are not relevant to this development. As such they should be considered as discharged.

Condition 11 requests that watercourses and culverts are maintained – there are no watercourses or culverts on or abutting this development.

Condition 12 requests approval for of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. As mentioned, there are no such drainage features on this development.

Condition 13 requests details of the foul drainage system. There is no foul drainage system to be installed on this development.

Condition 21 – Construction Environmental Management Plan

No development shall begin until an ecological management plan is submitted and approved in writing by the Local Planning Authority. Thereafter the plan shall be implemented as set out in the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:

- Details for the management and maintenance of all public landscaped areas, taking into account the presence of protected species.*
 - A monitoring scheme to assess habitat change and details of how this will inform the ongoing management and protection plan for habitats and protected species.*
 - Details of appropriate mitigation in relation to water voles, bats, birds, invertebrates and reptiles.*
- Thereafter, the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be approved in writing by the Local Planning Authority.*

- Construction Environmental Management Plan

The condition was previously refused for discharge under application LU/128/24/DOC due to a lack of information on species and habitat monitoring. Additional details of monitoring have now been added to the CEMP for this submission. Construction work will be restricted to daylight hours so that artificial lighting will not be required. This will prevent any impacts on bats.

Condition 22 – Construction Method Statement

No development shall take place within any phase or sub phase, including any works of demolition, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;*
- ii. loading and unloading of plant and materials;*
- iii. storage of plant and materials used in constructing the development;*
- iv. the erection and maintenance of security hoarding;*
- v. the traffic management to be used by construction vehicles to enter and exit the site;*
- vi. measures to control the emission of dust and dirt during construction;*
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- viii. building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays or Public Holidays;*
- ix. noise and vibration controls.*

Development shall be carried out in accordance with the approved Construction Method Statement.

- Construction Method Statement

The condition was previously refused for discharge under application LU/128/24/DOC due to a lack of information on construction vehicle routing and duration of works. This additional information has now been added to the CMS.

Condition 23 – Construction Compound

Prior to development of any phase or sub phase commencing, full details of the construction compound within that phase or sub phase, including arrangements for turning delivery vehicles and areas set aside for construction staff parking, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- Construction Method Statement

The condition was previously refused for discharge under application LU/128/24/DOC due to a lack of information on construction vehicle movement into/out of and within the site. Swept path analysis for provided with the approved RM application LU263/22/RES regarding site access and egress but further information has been provided with this application. This information has now been added to the CMS.

Condition 26 – Roads Construction Programme

Before each phase or sub phase of the development hereby permitted is commenced, details of the layout and specification of and construction programme for the roads, footpaths, cycleways and parking areas, including tracking details for heavy goods vehicles and refuse vehicles, for that phase shall be submitted to and approved in writing by the Local Planning Authority. No dwelling or commercial building shall be occupied until it is provided with access constructed in accordance with such approved details to the highway network.

- Construction Method Statement

A full construction programme for the allotments, including roads have been added to the CMS at Appendix B

I trust that the information provided with this submission is sufficient to allow the discharge of Conditions 10, 21, 22, 23 and 26 of application LU/47/11/ and that Conditions 12, 13 and 14 can be considered as discharged as they are not relevant to this development I look forward to receiving notification that the application has been validated. If you have any queries, please do not hesitate to contact me.

Yours Sincerely,
Edward Nabbs MRTPI



Planner

