

Lovell
Suite B Broadmede House
Farnham Business Park
Farnham
GU9 8QT

Date: 23rd March 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: LU/20/26/DOC

Dear Mr Allchurch,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by conditions under LU/299/22/PL relating to condition 18- drainage
verification. (See application LU/18/26/DOC for conditions 20 - lighting & 21- EV charging.)
Land North of Littlehampton Academy Littlehampton

Notification regarding the above application:

Condition Number 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 be submit for approval by 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 and is fit for purpose.

Reason: To ensure that the proposed development is satisfactorily drained and in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

This submission seeks the discharge of the scheme for disposal of Surface Water Drainage for plots 1-12 only. This has been subject to two consultations with the ADC Drainage Engineer. An objection has been received on both occasions, with the latest response objecting as a result of lack of analysis to conclude that there is no requirement for remedial works to the pipes, and need for completion of SuDS elements across the site. However, the engineer has confirmed that the main soakaways, plot drainage and permeable driveways for plots 1-12 are sufficient to discharge those elements.

The engineers comments have been reviewed by the case officer, and whilst it is acknowledged that there is an outstanding objection in the context of the wider site, it is determined that the information submitted to date is sufficient to sign off the scheme for plots 1-12. As such, this application is

accepted as a part approval in relation to those first 12 plots only. It is expected that all details pertaining to remedial works to the pipes, and the SuDS elements for the whole site will be submitted at a later date in order to fully discharge this condition, and are not required at this time in order to approve this first phase of the development.

The following details are therefore accepted, in relation to plots 1-12 only:

- Surface Water Drainage Completion Report January 2026. Ref: 11643 Part 1, 2, 3
- CCTV Report - Proline Drainage Ltd
- Photo Proline drainage

A further submission will be required to address the outstanding comments, and fully discharge condition 18 for the remaining plots and completion of the wider site.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning