

19 February 2026

Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
RH/Let/P1895iii

Dear Sir, Madam,

Application for the Discharge of Condition 12 Part B pursuant to application reference P/149/23/S73 (Variation of condition 13 imposed under P/30/19/OUT (which was the subject of a Section 106 agreement) relating to rewording of condition to 'Prior to occupation of the 300th dwelling...') at Land North of Hook Lane in Pagham.

This application has been submitted online via the Planning Portal under reference PP-14718657 and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 12(Part B) (as built drawings) pursuant to application reference P/149/23/S73 which received consent via a S73 application on 6 June 2024. Condition 12 is set out in full below:

'A) Prior to occupation of any part of the development, details of the phasing arrangements for the approved surface water drainage design must be submitted and approved in writing by the Local Planning Authority. Each drainage design phase of development must be able to operate in isolation from later phases.

B) Immediately following implementation of the approved SuDS scheme for each drainage design phase agreed under part a) of this condition and prior to occupation of any part of the development within that phase, the developer/applicant shall submit and have approved by the local planning authority as-built drawings of the fully 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.

There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity'.

Condition 12 Part A has been discharged under reference P/74/24/DOC on 12 November 2024. This application is submitted to discharge Part B. For the avoidance of doubt, this application is submitted on behalf the 'Vistry Parcel'.

Condition 12 Part B has previously been submitted to the LPA for discharge under reference P/60/25/DOC but was unfortunately refused on 27 November 2025 for the following reason:

"The application has been reviewed by the Council's Drainage Engineers, and have advised that the application cannot be supported at this time as the information provided is incomplete. Key elements of the as-built drainage surveys are missing, which are critical to demonstrating the functionality of the approved surface water drainage strategy and ensuring there is no risk of flooding on or off site.

The applicant has had the opportunity within the application period to address the objections of Drainage Engineers, however the objections remain. Given the significant amount of outstanding information and time required to address these comments, the Council considers that a new application will be necessary to resolve these issues.

A full response from the Drainage Engineers is available on the Council's website. Any future discharge of condition application should make use of the comment tracker and provide a clear response to demonstrate how the new submission addresses the matters raised.

The application is therefore refused."

The previous reason for refusal and the full response from the Drainage Engineer have been reviewed in full. The accompanying documents seek to address the previous responses:

- Drainage Verification Report (in 26 parts due to file size);
- Comment Tracker.

Conclusion

We trust that Condition 12 Part B can be discharged in full and we look forward to hearing from you. If you have any further queries or require further information, please contact me on 

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director