

23 March 2026

Ms Riches
Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Ms Riches,

Application to Discharge Outline Condition 13 (Part B)
Land North of Sefter Road and 80 Rose Green Road, Pagham

We are pleased to submit details to part discharge part B of Outline Condition 13 at the site Land North of Bearwood, Magna Road & Knighton Lane, Poole, BH11 9NB.

Background

In October 2019 outline consent was granted for the development of up to 280 dwellings (including affordable homes), public open space, landscaping, land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home (ref. P/134/16/OUT).

In October 2021 a reserved matters application (ref. P/49/21/RES) was approved.

Since the reserved matters consent there have also been several NMA applications submitted and approved.

Condition 13

Outline Condition 13 is split into two sections. Part B of the condition requires the submission of as-built drawings and a completion report of the implemented SuDS drainage scheme. The full wording of the condition is set out 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 demonstrate that it can function separately 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.”

This application seeks to discharge Part B of Outline Condition 13 in relation to Phase 1 and part of Phase 3, as shown on the Phasing Arrangement Surface Water Drainage Design Plan (ref,. 10768_1615_C1), which was approved under Part A of the condition.

The Drainage Verification Report (March 2026) has been submitted to discharge the condition. The Drainage Verification Report has been prepared by an independent engineer following an As-Built survey on-site (plans also submitted), and confirms that this element of the surface water drainage scheme has been built in accordance with the approved drawings.

Information Submitted

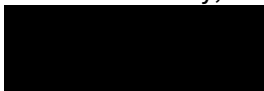
To enable the Council to consider the application, please find enclosed the following information, which has been submitted via the planning portal under reference PP-14802298:

- Application Forms
- Drainage Verification Report (March 2026)
- SW As Built Survey Sheet 1
- SW As Built Survey Sheet 2
- SW As Built Survey Sheet 3
- SW As Built Survey Sheet 4
- SW As Built Survey Sheet 5
- SW As Built Survey Sheet 6

The requisite planning application fee has been paid via the Planning Portal, and we would welcome confirmation of receipt.

We trust that the above information and the submitted document are satisfactory, and we look forward to receiving acknowledgement of our submission and its validation. In the meantime, if you have any questions in relation to the details submitted, or require any additional information, please do not hesitate to contact me.

Yours sincerely,



Sarah Hockin

Planning Manager

Taylor Wimpey (Southern Counties)