

F.A.O Miss K Welch
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

18 December 2024
Ref: RH/Let/P2085

Dear Miss Welch,

Discharge of Conditions: Application for the Discharge of Condition 23(b) and Condition 25(b) pursuant to application reference WA/124/23/S73 '*(Variation of conditions 26 and 29 imposed under WA/44/17/OUT (which was the subject of a Section 106 agreement) relating to rewording of conditions concerning time triggers concerning as built drawings and updated management manual for SuDS system)*' at Land East of Tye Lane, Walberton.

This application has been submitted online via the Planning Portal under reference **PP-13378019** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Conditions 23(b) (Catchment Area SUDS Scheme) and Condition 25(b) (Catchment Areas SUDS Scheme) pursuant to application reference WA/124/23/S73 which was approved under a Section 73 consent on 5 April 2024.

The original application sought Outline Permission reference WA/44/17/OUT for '*Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard*' which was approved on 23 February 2018 and subsequently amended under a Section 73 Application reference WA/124/23/S73 on 5 April 2024.

Conditions 23(b) and 25(b) are set to be discharged prior to occupation. Part (a) of Conditions 23 and 25 has recently been discharged under reference WA/36/24/DOC on 6 June 2024.

For the avoidance of doubt, this application seeks to discharge Phase 2 only, as set out in detail below. Phase 1 has been submitted under a separate discharge of condition application, reference WA/78/24/DOC.

Managing Director
Chris Barker MATP MRTPI
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Condition 23 (b) – Catchment Area SuDS Scheme

Condition wording is set out below:

- b) 'Immediately following implementation of the approved SuDS scheme for each design catchment agreed under (a) and prior to occupation of any part of the development which that catchment serves, the developer/applicant shall provide the Local Planning Authority with 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 system shall be maintained in good working order in perpetuity.'

Please find enclosed the following Report which is considered sufficient to discharge Condition 23 part B in full, for Phase 2:

- Surface Water and SuDS Verification Report Dated November 2024

Condition 25(b) – Catchment Area SuDS Scheme

Condition wording is set out below:

- b) 'Upon completed construction of the SuDS System for each design catchment agreed under (a) and prior to occupation of any part of the development which that catchment serves, the owner or management company shall either provide the Local Planning Authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.'*

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority, The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.'

Please find enclosed the following Reports which are considered to be sufficient to discharge Condition 25 part B in full, for Phase 2:

- SuDS Maintenance Schedule – Phase 2 (Reference JL/183249-02A)

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Conditions 23(b) and 25(b) for Phase 2 as listed above, pursuant to application reference WA/124/23/S73 at Land East of Tye Lane, Walberton.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information, please contact me on [REDACTED]

Yours sincerely
ECE Planning

[REDACTED]

Chris Barker MATP MRTPI
Managing Director