

Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

29th September 2026
Reference: **PP-15255140**

Dear Sir/Madam,

Site: Land West Of Yapton Lane, Walberton

**Re: Discharge of Condition on outline application granted at appeal
APP/C3810/W/22/3309365 for Condition 17, 26, 27 and 28.**

This application is on behalf of Doswell Projects Limited for the discharge of Conditions 17, 26, 27 and 28 of the outline planning permission granted at appeal under the reference APP/C3810/W/22/3309365 for an Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)).

Please find below a list of the conditions and relevant documents regarding each of these conditions.

Condition 17 states:

Prior to the commencement of development, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following.

- a. Risk assessment of potentially damaging construction activities.*
- b. Identification of "biodiversity protection zones".*
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d. The location and timing of sensitive works to avoid harm to biodiversity features.*
- e. The times during construction when specialist ecologists need to be present on site to oversee works.*
- f. Responsible persons and lines of communication.*
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h. Use of protective fences, exclusion barriers and warning signs.*
- i. Containment, control and removal of any Invasive non-native species present on site.*

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Relevant documents:

- DP250 Construction Environmental Management Plan

Condition 26 states:

Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the local planning authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Relevant documents:

- 010 Drainage Sheet 1- P01
- 011 Drainage Sheet 2 -P01
- 012 Drainage Sheet 3 -P01
- 1.0 DS Drainage Design Statement
- 1.0 MMS Maintenance Report
- 001 Topographical Survey with Contours Sheet 1
- 002 Topographical Survey with Contours Sheet 2
- 003 Topographical Survey with Contours Sheet 3
- 013 Horizontal Alignment Sheet 1
- 014 Horizontal Alignment Sheet 2
- 015 Horizontal Alignment Sheet 3
- 034 Foul Pump Station Sheet 1
- 035 Foul Pump Station Sheet 2
- 037 Foul Rising Main Sheet 1
- 038 Foul Rising Main Sheet 2

Condition 27 states:

Development shall not commence, other than works of site survey and investigation until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Relevant documents:

- 1D calculations (Access) Rev C
- 1D Calculations (Main Site) Rev C
- 001 Topographical Survey with Contours Sheet 1
- 002 Topographical Survey with Contours Sheet 2
- 003 Topographical Survey with Contours Sheet 3
- 004 Surface Finishes Sheet 1

- 005 Surface Finishes Sheet 2
- 006 Surface Finishes Sheet 3
- 007 Levels and Contours Sheet 1
- 008 Levels and Contours Sheet 2
- 009 Levels and Contours Sheet 3
- 010 Drainage Sheet 1- P01
- 011 Drainage Sheet 2 -P01
- 012 Drainage Sheet 3 -P01
- 013 Horizontal Alignment Sheet 1
- 014 013 Horizontal Alignment Sheet 2
- 015 013 Horizontal Alignment Sheet 3
- 016 Vertical Alignment Sheet 1
- 017 Vertical Alignment Sheet 2
- 018 Vertical Alignment Sheet 3
- 021 Basin Sections
- 022 Exceedance Drainage Sections
- 040 Impermeable Areas Sheet 1
- 041 Impermeable Areas Sheet 2
- 042 Impermeable Areas Sheet 3
- 390 Pavement Construction Details Sheet 1
- 391 Pavement Construction Details Sheet 2
- 1000 Private Drainage Details Sheet 1
- 1001 Private Drainage Details Sheet 2
- 1002 Private Drainage Details Sheet 3
- SK006 Geotechnical Test Locations
- 1.0 DS Drainage Design Statement
- SK02B Site Constraints and Opportunities
- SK08 – GW monitoring plan
- RG01 – Preliminary information
- RG01 – Soakage testing results
- Winter GW Monitoring visits 1-4
- RG01 – 210426 – Soakage Testing Results
- Overview of soakage testing and WGWM
- Proposed exploratory hole location plan
- Logs 1-5-24 (updated for Geotech results)
- Geo Environmental bore holes log and trial pit log
- 500-00 Rev B Site investigation information
- Trial pit soakage testing
- Winter ground water monitoring visits 1-4 jan
- Winter ground water monitoring visits 18-2 dec

Condition 28 states:

Development shall not commence, other than works of site survey and investigation until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the local planning authority. The manual is to include details of financial management and arrangements

for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Relevant documents:

- 043 Maintenance Plan Sheet 1
- 044 Maintenance Plan Sheet 2
- 045 Maintenance Plan Sheet 3
- 1.0 MMS Maintenance Report

I trust that the submitted information is sufficient for the discharge of the conditions listed, however if you require any further information then please do not hesitate to contact me.

Yours sincerely,



Lucy Robinson

Planner

Henry Adams Land, Planning and Development