



Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

19th February 2026

Dear Sir/Madam,

Site: Land South of Barnham Station, Barnham, West Sussex
PP Reference: PP-14718115
Proposal: Variation of Condition 20 of outline planning permission BE/148/20/OUT

I am writing to advise you that Barratt David Wilson Homes have today submitted a Variation of Condition application in relation to the Land South of Barnham station.

The application follows the grant of Outline planning permission BE/148/20/OUT, granted at appeal on 8th April 2022, which approved the following development:

“Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.”

The present application seeks to vary the wording of Condition 20 (as built surface water drainage) of BE/148/20/OUT. The approved and proposed wording is given in full below.

Approved:

Immediately following completion of the approved surface water drainage system and prior to occupation of any part of the development in any phase as defined in a phasing plan approved pursuant to condition 6), there shall be provided to the local planning authority a set of as-built drawings of the implemented scheme together with a completion report that confirms that the scheme was built in accordance with the approved drawing(s).

Proposed:

Immediately following implementation of each phase of the approved surface water drainage scheme (as approved under Condition 12), and prior to occupation of the final dwelling of that phase (as approved under Condition 6) and the first dwelling of the following phase, the developer/applicant shall provide the local planning authority with as-built survey 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. The scheme shall thereafter be maintained in perpetuity.

Paragraph 56 of the National Planning Policy Framework Is clear that “planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects”.

As currently worded Condition 20 cannot feasibly be complied with. The proposed wording is, however, both enforceable and achievable.



The practicalities of undertaking the necessary survey works, inspections and reporting to confirm that the as-built drainage reflects the approved designs require substantial lead-in time and coordination. Completing this work without significantly delaying occupation of the houses is challenging. Furthermore, due to the scale of the phases to be reviewed, all dwellings and associated infrastructure within a given phase would need to be substantively complete before the first unit could be occupied. This approach is neither economical nor safe and does not reflect how housing developments are typically constructed.

The only way to improve this would be to subdivide the phasing into much smaller phases. However, this would generate multiple planning applications, making it impractical for both the developer and the local authority.

It should also be noted that both the surface water and foul water systems are subject to technical approval and adoption procedures by the adopting authority. As part of this process, inspections are undertaken throughout construction, and as-built information must be provided to demonstrate that the approved designs have been correctly implemented. This confirmation is a prerequisite for drainage adoption. Therefore, the authority can already take assurance from the robustness of this process, regardless of planning conditions that duplicate these requirements.

BDW Southampton's suggestion is to amend the trigger for the condition so that compliance is required prior to the occupation of the last unit within the phase. This would allow sufficient time for the drainage and associated infrastructure to be constructed, and for the necessary surveys, inspections and reporting to be completed.

The proposed wording has been utilised by Arun District Council on similarly sized schemes within the area, as secured by variation of condition application (see BN/149/22/PL) and endorsed by the Council's drainage consultants, who recognised in writing the need for occupation of the first properties prior to the local drainage being installed for later properties.

I trust you have all that you need to register the application, however if there is anything further that you require, please do not hesitate to contact me via email on [REDACTED].

Yours Sincerely,

Rachel Ballam

Planner

On behalf of Barratt David Wilson Homes