

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

09 June 2026
PP-14987300

Dear Sir/Madam,

Chalcroft Nurseries, Chalcroft Lane, Bersted PO21 5TS
Approval of details reserved by condition imposed under BE/13/24/S73 (as amended by BE/77/25/NMA)

This letter accompanies this application on behalf of Chalcroft Associates LLP for the discharge of drainage conditions 22 and 23 of planning approval BE/13/24/S73 following the withdrawal of an earlier application BE/89/25/DOC as a result of the Council's engineer's requirements for additional information.

The approval BE/13/24/S73 was a minor material amendment (MMA) to outline application BE/81/20/OUT. The outline application granted permission for *'the development of up to 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure'* and the MMA related to the relocation of the approved site access.

The wording of the conditions attached to the MMA were subsequently amended by a non-material amendment BE/77/25/NMA to principally allow the conditions to be discharged independently for each phase. This discharge of condition application relates to the commercial phase of development that was granted reserved matters approval in December 2024 (BE/26/24/RES).

Condition 22 of the BE/13/24/S73 as amended states:

Development of each phase shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme for that phase 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 part of the development hereby approved shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 23 of the BE/13/24/S73 as amended states:

Development of each phase shall not commence until full details of the maintenance and management of the surface water drainage system for that phase 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.

Following the withdrawal of the previous discharge of condition application, the drainage strategy has been reassessed by a new drainage consultant (The Civil Engineering Practice) and the following documents are now submitted for determination:

101 – Site Layout – Drainage and Levels
201 – Site Layout – Surface Finishes
501 – Construction Details – Surface Finishes
502 – Construction Details – Drainage
Surface Water Drainage Design Note

I trust the submitted information is now sufficient to enable the discharge of conditions 22 and 23, but should you require any further information then please do not hesitate to contact me.

Yours faithfully,



Dawn Appleton
Senior Planner
Henry Adams LLP