



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Mr David Easton
Planning Department
Arun District Council
Arun Civic Centre
1 Maltravers Road,
Littlehampton
BN17 5LF

7th August 2026

Site Address: Land North of Chalcraft Lane, West Bersted Bersted.

Application: Part Discharge Condition 20 of Outline planning permission
BN/148/20/OUT

Portal Reference: PP-15143231

I am writing to advise that BDW Trading Limited (Southampton division) have today submitted an application to Discharge Condition 20 of Outline planning permission BE/148/20/OUT (granted 8th April 2022), which approved the following development:

“Outline planning application with all matters reserved up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access at Nursery Fields, Land to the North of Chalcraft Lane, West Bersted PO21 5TS in accordance with the terms of the application, Ref BE/148/20/OUT.”

The present application seeks the partial discharge Condition 20 (implemented surface water drainage) for Phase 2 of the development. Details were previously submitted under application BE/41/25/DOC, but refused on 4th July 2025 following a consultation response from the district’s drainage engineer which requested additional information.

The details presently submitted, namely the SUDS Verification Report, address the previous consultation comments.

Please note: the Local Authority is presently considering a Section 73 Variation of Condition application, ref: BE/17/26/S73, which will vary the wording of Condition 20. The S73 consent will not vary the details which are required for submission, only the trigger by which the condition should be discharged. As such, the submitted information will still be entirely relevant to the new permission.

It may, however, be necessary to update this letter and the application description to reference the new planning decision reference number and condition wording, should the S73 application conclude before the present discharge of condition application.

The condition wording is given in full below, followed by a list of documents submitted for approval:

Condition 20: Implemented Surface Water Drainage

Requirement:

“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).”

Submission:

- Encompass Topographical Survey ENC/130325/3116/S4 Plot 1 of 2
- Encompass Topographical Survey ENC/130325/3116/S4 Plot 2 of 2
- SUDS Pond 5 Topsoil Level Survey ABS1 (11/04/2025)
- Attenuation Basin 5 Engineering Fill Survey ABS1 (11/04/2025)
- Attenuation Basin 5 Formation Liner Level Survey ABS1 (11/04/2025)
- Typical Basin Design A437-DD-571 Rev: E
- SUDS Pond 4 Issue 8 (03 Mar 2025)
- SUDS Pond 6A Issue 7 (24 Mar 2025)
- SUDS Pond 6B Issue 6 (24 Mar 2025)
- SUDS Verification Report A437-R011 B (“0 July 2026)

For reference, approved Phasing Plan 221001/SL012 Rev: F has also been submitted.

The application has been submitted via The Planning Portal under reference PP-15143231 with the relevant planning fee.

Should you require any further information or seek clarification on any of the above, please do not hesitate to contact me.

Yours Sincerely,

Rachel Ballam

Planner
Barratt David Wilson Homes
Email: [REDACTED]