

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

19 August 2026

Dear Sir/Madam,

Chalcroft Nursery, Chalcraft Lane, Bersted PO21 5TS

Approval of details reserved by conditions imposed under BE/26/24/RES (as amended by BE/139/25/NMA)

This letter accompanies this application on behalf of Chalcroft Associates LLP for the discharge of conditions attached to planning approval BE/26/24/RES which was a reserved matters application pursuant to outline planning permission BE/81/20/OUT (as subsequently amended). 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'*.

A non-material amendment to the reserved matters approval was permitted (BE/139/25/NMA) but related only to the appearance of the units and the parking layout and did not amend the conditions on the reserved matters approval other than the list of approved plans.

This application therefore seeks discharge of the following conditions as stated on BE/26/24/RES:

- 2 – Materials
- 4 – Bin storage and waste management
- 5 – Biodiversity Enhancement Layout
- 6 – Lighting
- 8 – Cycle Storage

The details submitted pursuant to each condition are set out below.

Condition 2 - Materials:

No development above damp-proof course (DPC) level shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls (and roofs) of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Documents submitted:

- Materials schedule

Key Details

As shown on the minor material amendment application, the buildings will be constructed in face brickwork to the lower half (Ibstock Capital Brown Multi) and Kingspan panelling to upper walls and roof in Anthracite RAL 7016. The accompanying materials schedule provides illustrations of the materials along with details of windows and roller shutter doors for completeness.

Condition 4 - Bin storage and waste management:

Prior to the use of any unit hereby permitted, details of the bin storage and scheme for waste management on site shall be submitted to and approved in writing by the Local Planning authority. The details thereby approved must be retained in perpetuity.

Documents submitted:

- Plan no. CND40_115

Key Details

The accompanying drawing shows the location of the proposed bin stores: one adjacent to unit 2 and one adjacent to unit 8. Both will contain 2 no. 1100l Eurobins and 120l wheelie bin for glass.

Collection will be by a private commercial waste carrier, and a capacity review will take place 8 weeks post-occupation with contractor meter reports. If necessary, the frequency of collection will be adjusted if average fill exceeds 85%.

Condition 5 - Biodiversity Enhancement Layout:

Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Biodiversity Net Gain Assessment (Ecology Partnership dated March 2024), shall be submitted to and approved in writing by the Local Planning Authority.

Documents Submitted

- BNG Assessment

Key Details

The BNG Assessment was submitted at reserved matters stage but included here for completeness and formal discharge. The enhancement measures are included in Section 3 and are as follows:

Two 2GR Schwegler Nest Boxes (Figure 6) will be installed on the proposed building. The boxes will be a minimum of 2m off the ground and on a north aspect. The bird boxes will be cleaned once a year in January. All old nesting material will be removed and if considered necessary, boiling water will be utilised to clean the box of parasites.

Two bat boxes (Elisa Bat Box) will be hung on the buildings on the western aspect. The bat boxes will be at a minimum height of 3-4m, away from artificial light sources and with a clear horizontal approach. No cleaning or management of the bat boxes is required.



Vivara Pro Seville 28mm WoodStone Nest Box



Schwegler 2F Universal Bat Box

The location of the proposed bat and bird boxes are shown on the following plan:



Condition 6 – Lighting

Prior to any part of the new development being first brought into use, a bat friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority.

Documents Submitted

3994-DFL-ELG-XX-RP-EO-13001-S3-P01- Lighting Technical report

3994-DFL-ELG-XX-DR-EO-13001-S3-P01 – Lighting Plan

Key Details

The report submitted proposes a lighting strategy for access roads, car parks and access points to buildings in accordance with the conditions on the outline approval (as subsequently amended). The light spill diagrams for the proposed lighting demonstrates compliance with guidance on obtrusive lighting to sensitive receptors, including ecological receptors. Where applicable, shields are proposed in particularly sensitive areas to further minimise spill and the colour temperature of the lighting proposed is no greater than 2700K (warm white) as per Gn08/2023 guidance for the protection of light sensitive ecology.

Condition 8 – Cycle Storage:

No part of the development shall be first occupied until covered and secure cycle parking spaces serving the respective unit have been provided in accordance with plans and details to be submitted to an approved in writing by the local Planning Authority. The spaces so provided shall be retained in perpetuity.

Documents Submitted

- Plan no. CND40_115

Key Details

The submitted plan shows the location of 2 no. cycle stores: one adjacent to unit 2 and one adjacent to unit 6. Floor plans and elevations are provided of the proposed stores that demonstrate storage for 4 no. cycles in each store, totalling 8. The number of spaces accords with the Arun District Parking Standards Supplementary Planning Document as follows:

Unit no.	Use	Floor area	Cycle Standard
1 and 3	A1 (now E(a))	184sqm	4
2, 4 and 6	B8	276sqm	2
5, 7 and 8	B1 (now E(g))	276sqm	2
			8

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

Yours faithfully,



Dawn Appleton
Senior Planner
Henry Adams LLP