

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

30 September 2026
PP-15262939

Dear Sir/Madam,

Chalcroft Nurseries, Chalcraft Lane, Bersted PO21 5TS
Approval of details reserved by conditions 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 surface water drainage conditions 22 and 23 and foul drainage condition 25 of planning approval BE/13/24/S73.

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 pick up the revised wording of conditions approved by the earlier applications BE/85/23/NMA and BE/133/23/S73. It is the wording of the conditions as set out in BE/77/25/NMA that our client is seeking to have discharged and the most recent Section 73 application (BE/13/24/S73) that will be implemented.

The surface water details are submitted following the withdrawal of application BE/89/25/DOC, the refusal of BE/40/26/DOC and the advice subsequently provided by the Council's engineers following a pre-application meeting (PAA/67/26).

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

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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 pre-application meeting with the Council's appointed engineer, the drainage strategy has been amended to address the outstanding matters raised in the drainage comments of 09/07/2026 and agreed in the pre-application meeting. The following documents are now submitted for determination:

- Surface Water Drainage Design Note v1.3
- Separate copy of the Interim Drainage Management and Maintenance Plan v1.2
- The Original Flood Risk Assessment for the Outline Permission
- The current flood map for planning confirming the site is in Flood Zone 1
- Response to the Arun Comments on the last application in word and PDF with attachments, land title and Surface Water Flood Maps

Together with the following Design Drawings:

- 101C Drainage and Levels
- 201B Surface Finishes
- 501A Construction Details - Surface Finishes

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- 502A Construction Details - Drainage
- 504 Construction Details - Drainage

Turning to Condition 25, this states:

Development of each phase shall not commence until details of the proposed means of foul sewerage disposal/drainage system (including details of its siting, design and subsequent management/maintenance) have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. No dwelling or commercial premises shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

The following documents are submitted to discharge condition 25:

- S106 Approval for the Adjacent Barratt Homes scheme connection to the public sewer.
- Barratt Homes drawing 500 A Drainage Layout (this is the approved layout for the S106 Approval) indicating the connection and allowance for 2.5l/s of foul water flow from the Chalcroft Nursery Site at FWS MH.
- Barratt Letter of Authority allowing connection to their sewer network dated 29 July 2025.
- Site Layout Drainage and Levels Drawing 101C detailing the connection to the as built foul water manhole Noted as Ex-FW1 corresponding to Barratt manhole FWS MH on drawing 500A and providing connection to EX-FW2 which corresponds to Barratt Manhole F6 on drawing 500A.

We confirm that Barratts Homes installed both EX-FW1 and EX-FW2 for the connection to the Chalcroft Nursery site and the as built levels have been used on drawing 101C.

The foul water connection from the site to the existing public foul sewer in Tara Perry Close via the Barratt Homes foul sewer network has been approved and constructed as part of the adjacent Barratt Homes Development.

Barratt Homes made allowance for the foul water flow for this development and have given permission for the connection to their sewer network and received approval for the connection to the public sewer from Southern Water.

The commercial units on site will each have a workforce of 2-5 people each. Taking a worst case 5 staff per unit as a base, 45l per person per day water usage from BSRIA guidelines for building

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services, foul water discharge from this 8 unit development = 1.8m³/ day. This is equivalent to a dry weather flow rate of 0.063l/s based on an 8 hour working day. The peak flow from the existing commercial units is noted as 0.1l/s providing a total peak dry weather flow rate of 0.163l/s for the existing and proposed commercial foul discharge from the site.

The commercial development is therefore less than the 2.5 l/s foul water peak flow allowance to the Barratt Foul Water scheme leaving 2.33l/s of peak flow for the future residential development on the adjacent Chalcroft Residential site.

The maintenance of the foul network on site will be by the individual unit owners to the first manhole outside each unit and then managed and maintained by the Management Company which will also manage the shared access, parking and landscape areas.

I trust the submitted information is now sufficient to enable the discharge of conditions 22, 23 and 25, but should you require any further information then please do not hesitate to contact me.

Yours faithfully,



Dawn Appleton
Senior Planner
Henry Adams Land Planning and Development