



BARRATT
HOMES



Thursday, 19 March 2026

Planning Department;
Arun District Council (ADC);
Arun Civic Centre;
Maltravers Road;
Littlehampton;
BN17 5LF.

[Via Online](#)

Dear Sir/Madam,

DISCHARGE OF CONDITIONS APPLICATION – CONDITIONS 3 (AS BUILT SUDS DRAWINGS) AND 5 (MANAGEMENT MANUAL) OF APPROVED PLANNING PERMISSION BN/84/20/PL.

Land at Angels Nursery, Yapton Road, Barnham.

On behalf of Barratt Redrow (Southern Counties), please find enclosed the information and documents for the above planning conditions pursuant to planning permission: BN/84/20/PL.

These Conditions were previously submitted under BN/152/24/DOC and withdrawn on the 25th November 2025. At the time, the ADC and the Local Lead Flood Authority required additional information which was not available for submission at this time. These reports, notably the as-built drawings for the drainage scheme and the landscaping pack are now ready, they have now been submitted with this application.

As such, the following is included with this application:

Condition 3

Condition 3 requires the following:

“Immediately following implementation of the approved SuDS scheme and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built 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. There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.”

The following is enclosed to discharge this Condition:

- Revised Surface Water Drainage Comment Tracker dated 13/04/2026 with Designer response comments added in relation to outstanding comment number 1;

Barratt Redrow Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Surrey, GU3 1LR



- Revised Detailed Public Open Space Landscape Proposals P19-2044_02 Sheet 1 Rev E and Sheet 2 Rev E to cover Tree Clashes with services; .
- As-built Topographical Drainage Survey No. ENC/270624/3459/S1 dated October 2024; and
- Verification Reports (Parts 1 – 9) and Appendix A to I.

Condition 5

Condition 5 requires the following:

“Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the Local Planning Authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings and the management company other than with the written consent of the Local Planning Authority.

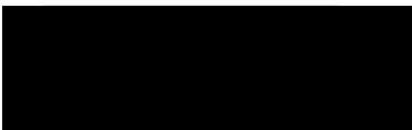
The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity”.

The following is enclosed to discharge this Condition:

- Drainage Maintenance and Management Schedule.

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, do please get in touch.

Yours sincerely,



Matt Davy MRTPI

Planning Manager | Barratt Redrow (Southern Counties)

