



Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

20th January 2026

Dear Sir/Madam,

Site: Land South of Barnham Station, Barnham, West Sussex
PP Reference: PP-14636630
Proposal: Discharge of Condition 6 of outline planning permission BN/149/22/PL

I am writing to advise you that Barratt David Wilson Homes have today submitted an application Discharge of Conditions relevant to Variation of Condition application BN/149/22/PL (granted 31st May 2023).

Application History

Outline planning permission BN/142/20/OUT (granted 5th January 2022) approved the following development:

“Outline planning application with all matters reserved other than principal means of access for up to 200 dwellings, with access taken from Marshall Close, associated infrastructure and landscaping and demolition of existing buildings.”

Variation of Condition application BN/149/22/PL subsequently granted the following:

“Variation of condition imposed under BN/142/20/OUT relating to the re-wording of conditions 6, 9, 20 and 27”

Besides those listed within the above application description, all conditions imposed by BN/149/22/PL contain the same numbering and wording as the previous Decision Notice for Outline permission BN/142/20/OUT.

Present Application

Condition 6 (drainage) has been discharged previously under outline reference BN/142/20/OUT. The present application seeks the full discharge of Condition 6 (Surface Water Drainage) under the more recent permission, BN/149/22/PL, which amended the wording of the condition.

The full condition wording (as varied by BN/149/22/PL) is given below, followed by a list of documents submitted for approval:

Condition 6: Surface Water Drainage

Requirement:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme (SWDS) have been submitted to and approved in writing by the Local Planning Authority. The SWDS will include details of the phases



of construction and how each phase will be able to operate in isolation from later phases. The SWDS will be constructed in accordance with the phasing plan and the order in which phases are set out. 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 building / No part of the extended building 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.

Submission:

- 1924061 L01 (02) Attenuation Pond Investigations
- 6838 - Drawing Issue Sheet CIV 1.2 27.11.25
- 6838-001_T12 Engineering Layout Sheet 1
- 6838-002_T9 Engineering Layout Sheet 2
- 6838-003_T8 Engineering Layout Sheet 3
- 6838-011_T4 Engineering Layout Sheet 4
- 6838-210_C2 Attenuation Tank Details
- 6838-213_P3 Attenuation Basin Construction Details
- Land Drainage Details 6838-Mja-Sw-Xx-Dr-C-228 RevP1
- 6838-705_T9 Storm & Foul Manhole Schedule
- Groundwater Ingress and Silt Management Plan - Rev A
- J202433 Barnham CP101-CP102 Logs
- Tars Farm Site Plan - Bridge Boreholes composite plan
- Sections Through Attenuation Basins 6838-Mja-Sw-Xx-Dr-C-204 RevP5
- Flood Exceedance Plan 6838-Mja-Sw-Xx-Dr-C-206 RevP06
- Flow Control Details 6838-Mja-Sw-Xx-Dr-C-209 RevP5
- Surface Water Network 1 Calcs
- SUDS Management and Maintenance Plan Rev B 16/07/24
- Overall Engineering Layout 6838-Mja-Sw-Xx-Dr-C-004 RevT13

The application fee has been paid electronically via the Planning Portal. I trust you have all that you need to register the application, however if there is anything further that you require, please do not hesitate to contact me via email on [REDACTED]

Yours Sincerely,

Rachel Ballam

Planner

On behalf of Barratt David Wilson Homes