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I can confirm, having now heard from the applicant, that we would like to withdraw the application at The Grange.

I would be grateful if you could confirm receipt of this email.

Kind regards,
Natalie

Natalie McKellar MA MRTPI | Principal Planner | [REDACTED]



Planning, Architecture & Land Promotion
32 North St, Chichester, PO19 1LX

[REDACTED]
Website: www.ss-p.co.uk

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 21 November 2025 14:25
To: Natalie McKellar [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: AL/84/25/PL - The Grange
Importance: High

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Hi Natalie,

Unfortunately, we have received the attached objection from our drainage engineers. In discussions with the Engineers to better understand their concerns, they had also expressed an objection concern regarding the outfall location of the ditch being undefined. This was intended to be within their written comments but was omitted in error during review stages of their comments. They have provided an email explanation of this point of objection for expediency, which is also attached and would need to be addressed. In line with our Customer Advice Note and based on this objection and the details that would be required to resolve the concerns, we are not requesting further information to try and resolve the matters under this application.

Other than these drainage matters, we are broadly content with the proposals. The only other outstanding matter that would need to be rectified is the red edge as has been discussed, and the S.106 agreement to secure the proposal as a self-build development and exempt from Statutory BNG. Both of which are matters that could be resolved within a further submission.

As you may recall, the expiry date of the application is 24/11/25, Monday. I will be required to determine the application within time, and in light of these comments, it is likely that the application will be refused. I would, therefore, invite the application to be withdrawn instead, if agreeable. Please confirm if a withdrawal and resubmission with the relevant information to resolve the objections of the engineers and the above-mentioned matters would be agreeable by 12:00 on Monday 24/11/25.

I do appreciate and apologise for this tight timeline.

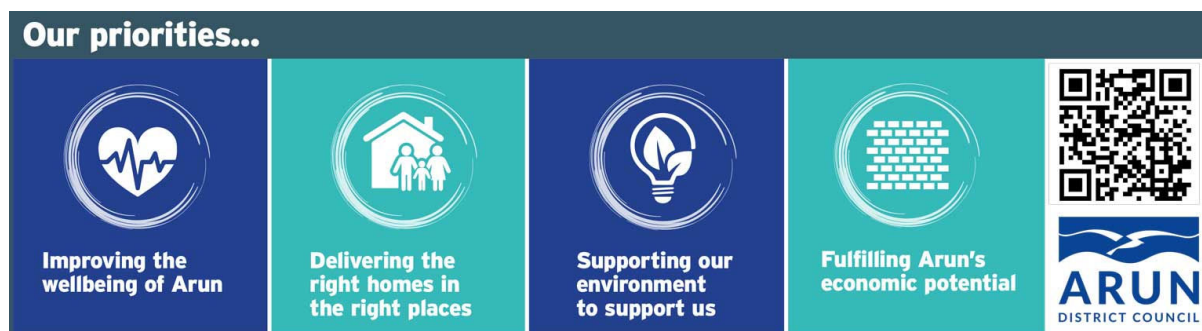
Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Harry Chalk

Sent: 18 November 2025 15:24

To: 'Natalie McKellar' [REDACTED]

Subject: RE: AL/84/25/PL - The Grange

Good afternoon, Natalie,

Could I confirm what the need for the amended calculations is? We are looking to resolve the red line issues rather than disrupt the review being undertaken by our engineers (which is ongoing). Is it necessary for these calculations to have been updated in light of the potential red edge change?

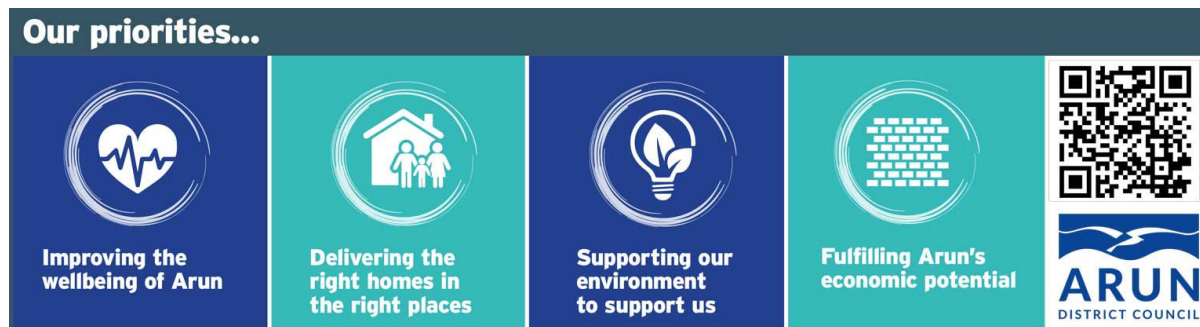
I suspect we may be inclined to agree the amendment to the red edge despite our guidance in this instance, so long as evidence of the land registry title and plan to confirm that the applicant is the sole owner of the new area to be encompassed (the ditch etc) and that the red edge amendment would, therefore, not result in any potential ownership disputes/inaccuracies within the certificates of the submission. We would, of course, require the location plan and other relevant plans be updated to reflect the amendment, but first, can you confirm the land registry details and title can be supplied?

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk



From: Natalie McKellar [REDACTED]
Sent: 14 November 2025 11:35
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: FW: AL/84/25/PL - The Grange

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Morning Harry,

With regard to the drainage proposal, please see the below response from the civil engineer. Are you able to confirm whether this is sufficient for you to be able to assess the proposal under this current application please.

The drainage plan has been updated to reflect the information provided regarding the site boundary and the applicant's ownership of the existing ditch. The red line boundary on the drainage plan has been amended accordingly.

The site boundary now extends to the north, incorporating the entire length of the ditch, which is within the applicant's ownership. Consequently, any proposed works to the existing ditch — including desilting along its full length and extending onto the applicant's eastern site — will be undertaken entirely within land under the applicant's control.

No physical works are therefore proposed on third-party land, and we trust that no further revision to the ownership certificate will be required.

It is also noted that part of the ditch lies within a Tree Protection Zone (TPZ). Any desilting or maintenance works within this area will be carried out in accordance with best arboricultural practice, including:

- All works to be undertaken under the supervision of a qualified arboricultural consultant.
- No mechanical excavation within Root Protection Areas (RPAs); silt removal to be completed manually or using low-impact equipment (e.g. suction/vacuum methods or hand tools).
- Protective fencing and ground protection to be installed prior to works, as set out in the approved tree protection plan.
- Works to avoid root pruning or severance where possible; any necessary root trimming to be carried out with clean, sharp tools under arboricultural supervision.
- No storage of spoil, materials, or machinery within the TPZ.

- The ditch to be restored to its original condition, and all disturbed ground reinstated sensitively following completion.

Kind regards,
Monica Rataj
Civil Engineer



CGS Civils Ltd

[REDACTED]

[REDACTED]

W: www.cgscivils.co.uk

Drainage Design | SuDS | Flood Risk Assessments | Highways | External Works

Richard Cobden House | Lion Street | Chichester | West Sussex | PO19 1LW

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Should you require anything further please let me know.

Kind regards,
Natalie

Natalie McKellar MA MRTPI | Principal Planner | [REDACTED]



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