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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]
[REDACTED]
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[REDACTED]

[REDACTED]

From: Eleanor Read [REDACTED]
Sent: 09 September 2026 08:25
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: A/44/26/PL Shrublands

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Hi Simon,

I can confirm we are happy with the wording of condition 1 and the bottom wording of condition 2.

Kind regards,
Ellie

Eleanor Read
Senior Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 07 September 2026 09:39

To: Eleanor Read [REDACTED]

Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: RE: A/44/26/PL Shrublands

****EXTERNAL****

Hi Ellie,

Sorry to hear of your workload increase.

Yes, you are correct that proposed drainage works still need to be implemented. On this basis would you agree to the following text changes to your condition 1. This will then trigger before the drainage works start rather than the commencement of the whole development (which has already occurred):

*Condition 1: Prior to commencement of **the proposed remedial drainage works** ~~the development~~, a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as part the agreed construction method statement, approved **Flood Risk Assessment and Drainage Strategy (April 2026, Appendices E and F amended June 2026)** and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.*

*Reason: To ensure that the development achieves a high standard of sustainability ~~and to comply with NPPF Page 1 of 3~~, **ensure it is satisfactorily drained and in accordance with Arun Local Plan Policies W SP1, W DM1, W DM2 and W DM3.***

...

Ref condition 2, our Engineers have proposed the following which is slightly different to yours:

Immediately following implementation of the approved surface water drainage system and within six calendar months of this decision, 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 drawings and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

We can't include a prior to occupation trigger as the site has already been occupied but would you prefer, we impose our own validation condition, your version without the pre-occupation trigger, or a version combining the two? Such as:

*Immediately following implementation of the approved surface water drainage system and within six calendar months of this decision, the developer/applicant shall provide the Local Planning Authority with a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), for approval in writing. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum: 1. CCTV survey of underground structures, 2. A full set of "as built" drawings highlighting any minor changes to the approved drawings. 3. Demonstration that vegetation has become established. 4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms. **The scheme shall thereafter be maintained in perpetuity.***

...

Can you advise if you are happy with the edited condition 1 and say what you prefer re condition 2.

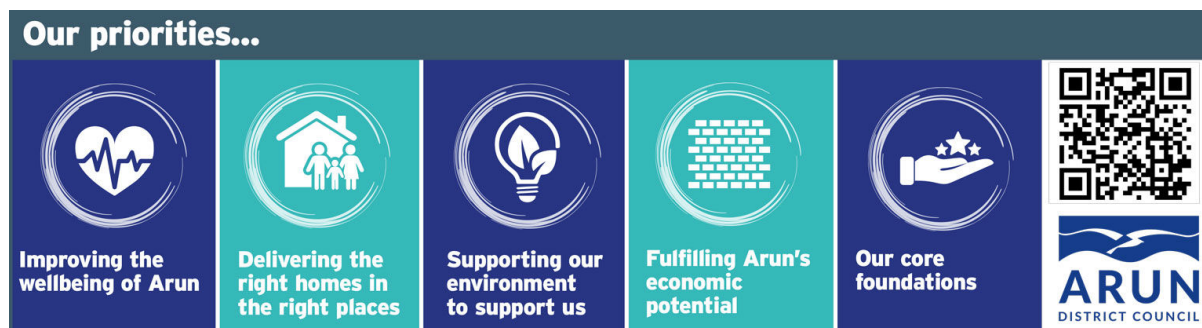
Thanks
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Eleanor Read [REDACTED]
Sent: 07 September 2026 08:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: A/44/26/PL Shrublands

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Dear Simon,

Apologies for delayed response, I've got a very high workload currently.

I was under the impression that the tank was not fully constructed yet, hence why I recommended the construction management plan condition. We are aware it is already occupied.

Kind regards,
Ellie

Eleanor Read
Senior Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 28 August 2026 10:59

To: Eleanor Read [REDACTED]

Cc: Flood Risk Management [REDACTED] Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: A/44/26/PL Shrublands

****EXTERNAL****

Dear Ellie,

I have just issued through our system a re-consultation request for this application. The reason for this request is following negotiation and amendment; our own Engineers have withdrawn their objection and now recommend approval subject only to a verification condition (see attached). I therefore write to ask whether on that basis would the LLFA amend their response to no longer require the pre-commencement condition (noting this site has already been built and part occupied) and instead recommend the same verification condition?

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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