

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Eleanor Read [REDACTED]
Sent: 29 September 2026 16:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: A/44/26/PL Shrublands

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

Yes that is fine with me,

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] | Web: www.westsussex.gov.uk

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 September 2026 09:57
To: Eleanor Read [REDACTED]
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: A/44/26/PL Shrublands

****EXTERNAL****

Dear Ellie,

One of the conditions we agreed upon includes the following highlighted text

6. 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.

The applicant has advised that this is problematic as: *"the vegetation delivered on site is shown within the suite of landscaping plans, schedule and maintenance details previously approved. Landscaping in the area subject to the remedial works will be delivered last and will depend upon the timing of year as to when it can be planted – and so may not necessarily be feasible within six months of the decision. This, in turn, will impact upon whether the vegetation has become established within that same timeframe."*

In addition, establishment is a subjective term whereas planning conditions need to be precise. I think it would be best to remove the requirement about demonstrating vegetation from the condition. We do separately have condition 10:

10. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation of the approved scheme.

Can you let me know if you agree please.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)