

Nicola Spencer

From: James Hutchison [REDACTED]
Sent: 30 June 2026 12:46
To: Nicola Spencer
Cc: Harry Chalk
Subject: Re: BR/217/25/PL - Land rear of 86 Annandale Avenue
Attachments: BNG - Land Rear of 86 Annandale Road, PO21 2EX.pdf; THE_ST~1.XLS; 1100 - 86 Annandale Ave - Site and Location Plans - RevJ.pdf; 1200 - 86 Annandale Ave - Proposed Floor Plans - RevE.pdf; 1300 - 86 Annandale Ave - Proposed Elevations - RevF.pdf; 1301 - 86 Annandale Ave - Proposed Street Elevation - RevE.pdf; 1302 - 86 Annandale Ave - Proposed Site Section - RevD.pdf; 1303 - 86 Annandale Ave - Proposed Materials - RevA.pdf

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Dear Nicola,

The revised plans have been attached to this email and uploaded to We-Transfer - see link below.

<https://we.tl/t-G7hfuWzr2qOUqVcR>

Hopefully one or both should work.

I also attach the revised BNG and metric from our ecologist.

Please confirm that these drawings and documents have been received successfully.

Thanks

Kind Regards,

James Hutchison MRTPI
Planning Director

[REDACTED]

W: www.corbilplanning.co.uk



CORBIL PLANNING

From: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Sent: 19 June 2026 12:05
To: James Hutchison <[REDACTED]>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: BR/217/25/PL - Land rear of 86 Annandale Avenue

Dear Mr Hutchison

The statements have downloaded but all the plans have corrupted and do not open. Please could you upload them again and send them through via We-transfer or alternatively email them through to planning@arun.gov.uk quoting your reference number BR/217/25/PL

Many thanks

Yours sincerely

Nicola Spencer
Technical Support Manager
Planning Services

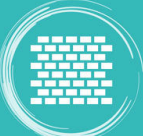
T: 01903 737945
E: nicola.spencer@arun.gov.uk

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

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: James Hutchison <[REDACTED]>
Sent: 18 June 2026 09:02
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: Re: BR/217/25/PL - Land rear of 86 Annandale Avenue

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Hi Nicola,

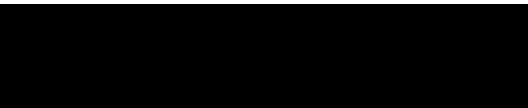
Please see my email below with the we-transfer link to the files.

Any problems downloading then please let me know

Thanks

Kind Regards,

James Hutchison MRTPI
Planning Director



W: www.corbilplanning.co.uk



CORBIL PLANNING

Company Registration No: 09991331

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 18 June 2026 08:27
To: James Hutchison <>
Cc: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: RE: BR/217/25/PL - Land rear of 86 Annandale Avenue

Dear James,

This all sounds positive. Once you are confident you have what you need, you will need to provide the documents to Nicola so that they can be swapped out/added to the application accordingly. Once the application has been validated again, the proposal will be reviewed in the usual manner. It would not be appropriate for me to review the information prior to the submission being collated and made valid again.

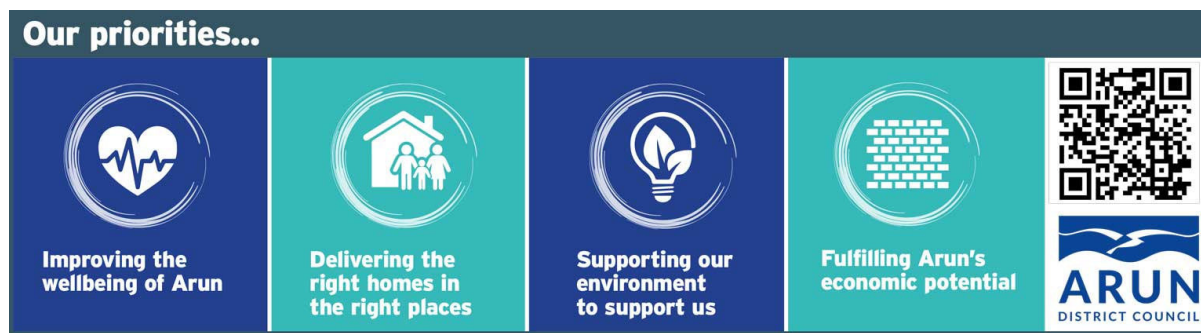
Nicola – Mr Hutchison has provided updated/additional documents within the link below. It appears one or two more may follow shortly. Could you liaise with him to have the documents uploaded/swapped out accordingly?

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: James Hutchison <[REDACTED]>
Sent: 17 June 2026 16:43
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: BR/217/25/PL - Land rear of 86 Annandale Avenue

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Dear Harry,

It has been a while since we last corresponded about the above referenced application at Land Rear of 86 Annandale Avenue.

We have spent some time making some adjustments to the proposed scheme and then getting the various different consultant reports updated.

Specifically, the following amendments have been made to the application drawings:

- The red-lined application site has been brought closer to the side flank wall of no.86
- The proposed site plan has been amended to show the utilisation of the existing driveway and the retention of the soft landscaped / treed gap to the boundary

- The aforementioned change to the proposed site plan has moved the parking spaces slightly to the south
- The standing bay window which was on the north-east elevation is now re-positioned onto the north-west elevation
- The curved window serving the ground floor study and upper floor bedroom has been moved southwards
- Existing tree positions inside and outside of the site have been accurately shown on the site plans with their retention shown in the arboricultural report
- The street scene drawing has been updated to accurately show the tree coverage along the northern side of the site

The PEA and PRA have been updated to reflect the above listed changes - no additional surveys are required. The PEA/PRA has been based on an updated arboricultural report which demonstrates how the existing trees can be successfully retained and so as to safeguard the public amenity value of these trees as well as the ecological value. As shown in the proposed street scene drawing, these trees also provide an effective screen to the development along Chichester Road.

We are also submitting a FRA that demonstrates the site is at low risk of pluvial flooding and will not result in additional flood risk elsewhere. This is based on the occupant's evacuation following receipt of a Severe Met Office Warning, or if that is not possible then their refuge on-site until the pluvial flood event subsides.

The updated BNG will be completed and ready to send to you in the next couple of days.

These documents are downloadable from We-Transfer owing to their file size. The weblink is below:

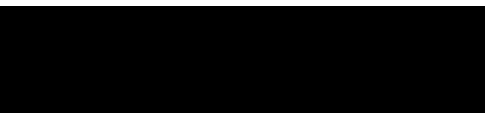
<https://we.tl/t-LXabi1LPoT6MxAnj>

I would welcome your comments when you have had the opportunity to review.

Thanks

Kind Regards,

James Hutchison MRTPI
Planning Director



W: www.corbilplanning.co.uk



CORBIL PLANNING

<https://www.arun.gov.uk>

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