

FW: br/53/26/pl

From Amber Willard <Amber.Willard@arun.gov.uk>

Date Mon 13/07/2026 16:05

To Planning.Responses <Planning.Responses@arun.gov.uk>

 9 attachments (9 MB)

6. StreetScenes Revised 1.pdf; 7. 25 Degree Rule Revised 1.pdf; 11.Side elevations Revised 1.pdf; 3. Front & Rear Elevation Revised 1.pdf; 4.Roof plan Revised 1.pdf; Design & Access Statement Proposal 08.07.26 .pdf; U0560 - Response Letter to Council - 2026.07.06.pdf; DS[U0560] 57 Queensway , Bognor Regis, PO21 1QW - V3.pdf; QUEENSWAY.docx;

Hi

Please upload and reconsult BR/52/26/PL

Thanks

**Amber Willard MRTPI**  
**Principal Planning Officer**, Planning Department

**Tel:** 01903 737942

**E:** [amber.willard@arun.gov.uk](mailto:amber.willard@arun.gov.uk)

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| <br><b>Improving the wellbeing of Arun</b> | <br><b>Delivering the right homes in the right places</b> | <br><b>Supporting our environment to support us</b> | <br><b>Fulfilling Arun's economic potential</b> | <br> |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

From: m [REDACTED]

Sent: 10 July 2026 11:34

To: Amber Willard <Amber.Willard@arun.gov.uk>

Cc: Meena Zahaw [REDACTED]; Stephen Thorpe

[REDACTED]  
**Subject:** RE: br/53/26/pl

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Dear Amber,

Please see documents as per Stephen's email below, for your attention.

Kind Regards

Marilyn  
(Secretary) on behalf of Stephen Thorpe



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chartered surveyors & property consultants  
em [REDACTED]

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**From:** Stephen Thorp [REDACTED]  
**Sent:** 07 July 2026 13:30  
**To:** Amber Willard <[Amber.Willard@arun.gov.uk](mailto:Amber.Willard@arun.gov.uk)>  
**Cc:** Marilyn Jhurr [REDACTED]; Meena Zahawi [REDACTED]  
**Subject:** RE: br/53/26/pl

Dear Amber,

I hope you are well.

I can confirm we have gone for a scheme with a flat green roof to make sure it gets the drainage engineers approval. Marilyn will send the revised documents over. Would you like a wetransfer link or sent on separate emails?

Kind regards,

Stephen Thorpe



**hughes jay & panter Ltd**  
chartered surveyors & property consultants

ema [REDACTED]

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**From:** Amber Willard <[Amber.Willard@arun.gov.uk](mailto:Amber.Willard@arun.gov.uk)>

**Sent:** 26 June 2026 16:31

**To:** Stephen Thorp [REDACTED]

**Subject:** FW: br/53/26/pl

Dear Mr Thorpe

I received a response below with regard to the drainage questions. Forwarded below.

Unfortunately, it is not that helpful. I was hoping they would be able to advise that as long as some interception is included it would be acceptable but they have just noted it should be included.

It is up to you which option you take. You could provide plans to include a green roof on the bin/cycle store and maybe provide a statement as to how this complies with the standard and justify why it is acceptable. Drainage could still come back and say it is not enough.

Whilst I do like the design as it is, instead you may wish to alter the roof to a green roof to comply with the requirement. We would likely have to re-advertise but by the time we allow for further consultation we would hopefully receive additional comment back from drainage.

I will leave it up to you to decide which option you choose. I am away next week but will action on my return.

Thanks

**Amber Willard MRTPI**  
**Principal Planning Officer**, Planning Department

**E:** [amber.willard@arun.gov.uk](mailto:amber.willard@arun.gov.uk)

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**From:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Sent:** 25 June 2026 12:23

**To:** Amber Willard <[Amber.Willard@arun.gov.uk](mailto:Amber.Willard@arun.gov.uk)>

**Subject:** RE: br/53/26/pl

Hi Amber

Below is the suggested response from our consultant;

*Detailed guidance on interception drainage is provided within the National SuDS Standards and on Arun District Council webpages, here: <https://www.arun.gov.uk/interception-drainage-guidance-note>*

*Applications are required to incorporate sustainable drainage systems proportionate to the nature and scale of development (NPPF paragraph 182). This development is for 18 flats and therefore major development. Advice on Arun web pages states that a departure would need to be agreed with the planning Case Officer as part of pre-application consultation.*

*If there are limited options due to the site layout, density and lack of infiltration potential, then there may be a need for steps such as Option 2.*

*Other options include raingardens, swales, filter strips, planters and water reuse.*

*Calculations for the areas served should be provided (multiples of areas can be found on the Arun DC detailed guidance).*

Regards

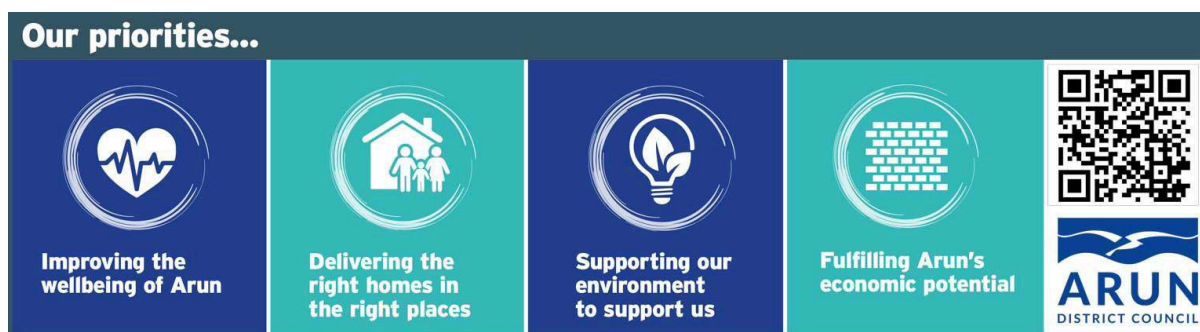
**Paul Cann**  
**Principal Drainage Engineer**, Coastal Engineers and Flood Prevention

**T:** 01903 737819

**E:** [paul.cann@arun.gov.uk](mailto:paul.cann@arun.gov.uk)

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Littlehampton, West Sussex, BN17 5LF  
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**From:** Amber Willard <[Amber.Willard@arun.gov.uk](mailto:Amber.Willard@arun.gov.uk)>

**Sent:** 22 June 2026 10:39

**To:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>

**Subject:** FW: br/53/26/pl

Hi

I received comment on BR/53/26/PL at 57 Queensway where they have made the below comment;

*'NSfS confirms that water butt do not provide interception. There are planters provided for the residential roof drainage but no calculation to confirm the development meets the requirements of the NSfS. Calculations should be provided in the Drainage Statement. Evidence has not been provided to justify the lack of interception drainage provided as part of the sustainable drainage design. Interception drainage is not currently in accordance with the requirements of the NSfS. Therefore, we object to the application.'*

*To overcome this comment, the agent has sent the below;*

*'Rainwater harvesting isn't feasible because its cost prohibitive and the project would not proceed and because of contaminated land.'*

*We could either*

- 1. Keep the pitched roof and introduce interception on the bin store and bike store to demonstrate we are incorporating interception*
- 2. Introduce a green roof to the whole building.*

*If the ADC drainage consultant is happy with option 1 we can proceed on that basis if not we will revert to option 2.'*

The agent will change the design of the building but if this is not necessary, they would rather keep the design as is. Are you able to advise whether option 1 would be sufficient to get a no objection with regards to this standard as it would incorporate a small element of interception?

Thanks

**Amber Willard MRTPI**  
**Principal Planning Officer**, Planning Department

**Tel:** 01903 737942

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**From:** Stephen Thorp [REDACTED]

**Sent:** 19 June 2026 16:25

**To:** Amber Willard <[Amber.Willard@arun.gov.uk](mailto:Amber.Willard@arun.gov.uk)>

**Cc:** Michael Thorp [REDACTED]; Chloe Detange [REDACTED]  
[REDACTED] Meena Zahaw [REDACTED]

**Subject:** RE: br/53/26/pl

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Dear Amber,

Further to our conversation I can confirm there are two options to move forward and it would be good to get your/drainage engineer's feedback. Rainwater harvesting isn't feasible because its cost prohibitive and the project would not proceed and because of contaminated land.

We could either

1. Keep the pitched roof and introduce interception on the bin store and bike store to demonstrate we are incorporating interception
2. Introduce a green roof to the whole building.

If the ADC drainage consultant is happy with option 1 we can proceed on that basis if not we will revert to option 2.

My colleague Meena will send over drawings of option 2. Thanks.

Kind regards,

Stephen Thorpe



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**From:** ma [REDACTED]

**Sent:** 09 June 2026 09:34

**To:** Stephen Thorpe [REDACTED]

**Subject:** FW: br/53/26/pl

Kind Regards

Marilyn  
(Secretary) on behalf of



hughes jay & panter Ltd

chartered surveyors & property consultants

ema [REDACTED]

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**From:** Amber Willard <[Amber.Willard@arun.gov.uk](mailto:Amber.Willard@arun.gov.uk)>

**Sent:** 09 June 2026 09:01

To: ma [REDACTED]  
Subject: FW: br/53/26/pl

Dear Mr Thorpe,

Further to the below email, please can you advise when you might submit additional information.

Thanks

**Amber Willard MRTPI**  
**Principal Planning Officer, Planning Department**

E: [amber.willard@arun.gov.uk](mailto:amber.willard@arun.gov.uk)

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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



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**From:** Amber Willard  
**Sent:** 19 May 2026 10:37  
**To:** [REDACTED]  
**Subject:** br/53/26/pl

Dear Mr Thorpe

BR/53/26/PL at Queensway

I have received comments from our drainage engineers. Unfortunately, there is an objection, although this is only on a few points. I attach their comments above.  
Please are you able to look over and provide a response and I will reconsult them.

Thanks

**Amber Willard MRTPI**  
**Principal Planning Officer, Planning Department**

E: [amber.willard@arun.gov.uk](mailto:amber.willard@arun.gov.uk)

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