
FW: CM/19/26/PL Baird Business Park

From Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Date Mon 10/08/2026 10:10

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

 4 attachments (6 MB)

13951_1250_P3 Pond Sections.pdf; 13951_1600_P5 Drainage Strategy.pdf; 13951_1601_P1 Exceedance Flood Flow Routing Plan.pdf; Action Sheet v3 EP Consult Engs.docx;

Sup plans and re consult please.

Thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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



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From: Brett Graham [REDACTED]

Sent: 06 August 2026 13:28

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>; Hannah Keyte <[REDACTED]>; Andrew Watson <[REDACTED]>

Subject: RE: CM/19/26/PL Baird Business Park

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Hi Kathryn,

I hope you are keeping well.

Following on from Andy's email below, and in his and Hannah's absence, please see attached further technical information provided by our drainage consultants, GTA. If you could submit these to the LLFA on our behalf that would be most appreciated.

Please do let me know if you have any additional questions.

Many thanks and kind regards
Brett

Brett Graham
Graduate Planner
Planning



Savills, Runway East - York and Elder, 50 New England Street, Brighton, BN1 4AW

Mobile:

Email:

Website: [savills.com](https://www.savills.com)



From: Andrew Watson <[REDACTED]>
Sent: 30 July 2026 16:49
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Hannah Keyte <[REDACTED]>
Cc: Brett Graham <[REDACTED]>; Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: CM/19/26/PL Baird Business Park

Dear Kathryn,

Thank you for your email and for confirming that further information can be submitted by 20 August.

We have discussed the LLFA response further with our drainage consultant (GTA). We will provide a separate drawing showing the exceedance flow routes, notwithstanding that these are already shown on the submitted drainage strategy drawing. The proposed management responsibility is also identified at paragraph 5.22 of the submitted FRA. In addition, GTA will revise the status of the drainage strategy drawing from "Preliminary" to "Planning" to make clear that it has been prepared for planning purposes.

In relation to the request for detailed construction information, GTA has advised that construction-level drainage design would not normally be prepared at the planning application stage and cannot be finalised without the structural and detailed architectural information that will only become available during detailed design. The submitted information establishes the proposed drainage strategy and principles, with the construction-level details then capable of being secured through a suitably worded planning condition.

We therefore propose to submit the additional exceedance drawing and revised drainage strategy drawing by 20 August, but to rely upon a condition for the subsequent construction-level details. We would be grateful if this approach could be put to the LLFA when it is reconsulted. If it considers that any particular further item is essential before the application can be determined, it would be helpful for that item to be identified specifically so that our consultant can consider it.

We will also submit the further response to WSCC Highways within the same timeframe.

Kind regards,

Andy

Sent from [Outlook for iOS](#)

From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: Thursday, 30 July 2026 15:05:54

To: Hannah Keyte <[REDACTED]>

Cc: Andrew Watson <[REDACTED]> Brett Graham <[REDACTED]>; Harry Chalk <Harry.Chalk@arun.gov.uk>

Subject: RE: CM/19/26/PL Baird Business Park

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Dear Hannah, Andrew and Brett,

Thank you for your email and for the update regarding the work being undertaken in response to the consultation comments.

I have now reviewed the responses from both WSCC Highways and the LLFA. Given that the application is not due to expire until 8 October 2026, I consider it appropriate to provide an opportunity for further information to be submitted in response to the matters raised by the consultees. To enable the application to continue progressing, I would be grateful if any amended plans, technical notes or supporting information could be submitted by 20 August 2026.

With regard to the additional commentary provided in relation to the LLFA response, could you please confirm whether any further drainage information will be submitted, or whether you intend to rely on the comments provided below by your drainage consultant?

Whilst I appreciate that some of the finer technical aspects of the drainage design can be secured through appropriately worded planning conditions, the level of detail now expected within drainage submissions is considerable. In particular, I would ordinarily expect to see detailed construction information forming part of the submitted drainage strategy, and I note that these details do not currently appear to have been provided.

I look forward to hearing from you.

Kind regards,

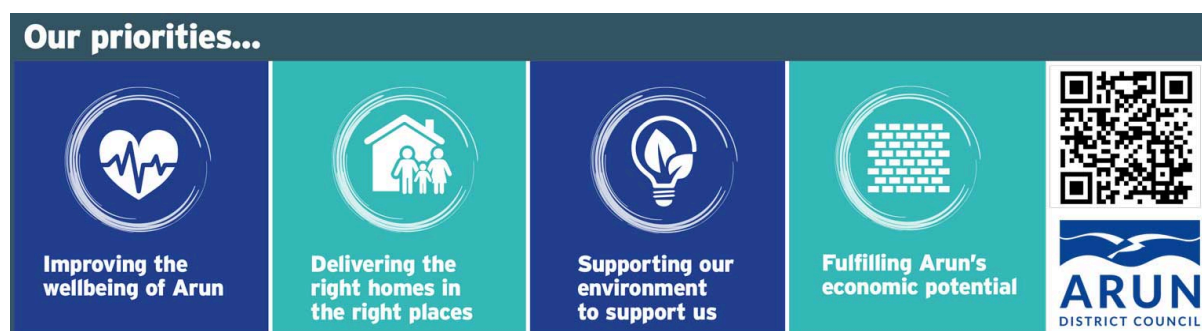
Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 30 July 2026 08:37

To: Hannah Keyte <[REDACTED]>

Cc: Andrew Watson <[REDACTED]> Brett Graham <[REDACTED]> Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: RE: CM/19/26/PL Baird Business Park

Dear Hannah, Andrew, and Brett,

Thank you for checking up on the application and coming back to us.

I have copied in Kathryn, my colleague, who has taken over this case as of a couple of days ago pending my departure from the Council tomorrow. Any further correspondence on this matter should be relayed to her.

Kathryn – Please see the below from the agent. I can't see the statutory timescales for this application anymore, but I recall it is a Major so might we have time to accept further information and arrange re-consultations?

All the best,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk



From: Hannah Keyte <[REDACTED]>
Sent: 29 July 2026 15:35
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Andrew Watson <[REDACTED]>; Brett Graham <[REDACTED]>
Subject: CM/19/26/PL Baird Business Park

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Dear Harry,

I hope you are well.

As the planning agent for the above application I wanted to make you aware that we have been reviewing the responses received from WSCC highways and the LLFA.

Our transport consultant is looking into the points of clarification that WSCC Highways have requested and we hope to provide you with a technical note on this shortly.

In respect of the response from the LLFA I have set out a couple of points from our drainage consultant:

1. Exceedance flows are shown on the drainage strategy drawing but they can produce a separate drawing if necessary.
2. They have defined the management responsibility in paragraph 5.22 of the FRA
3. Our understanding is that the construction level drainage information would be dealt with via an appropriately worded condition. Please can you confirm if you agree with this?

Please note that I am on leave from close of play today until 14th August and so my colleagues Andrew Watson and Brett Graham will be assisting with the application in my absence.

Kind regards,

Hannah

Hannah Keyte MRTPI (She/Her)
Senior Planner
Planning



Savills, 74 High Street, Sevenoaks, TN13 1JR

Tel:

Mobile:

Email:

Website: [savills.com](https://www.savills.com)



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