

Please upload as agreement to pre-commencement condition.

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
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From: Joseph Chan [REDACTED]
Sent: 03 April 2025 11:40
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Huw James [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

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Morning Harry,

I hope you are well and thank you for sending across the emails below.

Drainage and Impermeable Areas Plan

We have spoken to our Drainage Consultant and the purpose of the impermeable areas plan is to identify and quantify all areas that will generate surface water runoff and therefore need to be positively drained. This approach ensures consistency with the inputs used for the hydraulic modelling, which was used to inform and develop the overall drainage strategy.

Once approved, the development shall be undertaken in accordance with the details so approved throughout the period of construction.

Reason: In the interests of highway safety, the amenities of the area, and to avoid undue congestion of the site and consequent obstruction to access in accordance with Arun Local Plan Policies T SP1 & QE SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.'

I will update you further regarding the potential need for any drainage conditions when we hear back.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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From: Harry Chalk
Sent: 02 April 2025 15:38
To: Joseph Chan [REDACTED]
Cc: Huw James [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

Hi Joseph,

Following our phone conversation, could I request that the Tree Protection Plan be amended as discussed, to relocate the fencing that would appear to prevent vehicular access to the site during the construction?

Could I also ask you to confirm whether there is conflict between the impermeable areas plan and the drainage strategy layout plan within the submitted drainage documents, and if this is an error/oversight that needs amending? I understood that the driveway is to be permeable, and as discussed, it does appear likely that this is an error on the impermeable areas plan that may simply require clarification and

amendment. If there is a technical reason for the impermeable areas plan to include the driveway, an explanation would suffice until such a time as our engineers have been able to review to comment.

I will be in contact with pre-commencement conditions in due course, but as mentioned, we are still awaiting drainage comments so I will await those ahead of passing on any pertaining to drainage.

Please advise a timeline for when it will be possible to amend/clarify and amend the above points.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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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	 
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From: Joseph Chan [REDACTED]
Sent: 02 April 2025 14:19
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Huw James [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

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Hi Harry,

Yes I'd be happy to have a quick call this afternoon. Just drop me a line whenever is convenient.

Kind Regards

Joseph Chan
Graduate Planner

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 02 April 2025 13:35
To: Joseph Chan [REDACTED]
Cc: Huw James [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

Hi Joseph,

I wonder if you might be free for a quick call with respects to the above application in Huw's absence. Could you let me know if you would be free before 16:00 this afternoon?

Many thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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From: Huw James [REDACTED]
Sent: 28 March 2025 09:39
To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Cc: Joseph Chan [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

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Thanks for the update Harry,

Please keep us updated especially in relation to drainage comments. If there was an EOT required due to the systems upgrade then we would be likely to agree one but rather do that at or nearer the time if that makes sense.

FYI I'm away next week so grateful if you could copy in Joe to any updates.

Kind Regards

Huw James MRTPI
Director

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 28 March 2025 08:39
To: Huw James [REDACTED]
Cc: Joseph Chan [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

Dear Huw,

In the absence of a Parish Objection, this would be a delegated matter, yes.

I will get back to you on the pre-commencement conditions and drainage as soon as I am able and hear more.

Just to make you aware, I have been informed that from the 7th – 11th of April our systems will be down for a changeover to a new operating system. Apparently, there is a high likelihood that we won't be able to issue to decisions during this time (or do much of anything if I'm honest). Given that we are still awaiting crucial comments which will need consideration, I am unclear that we will receive these, and have time to review them before the 7th and we could be looking at a slight delay in issuing a decision as a result

I will keep you posted on any updates as I hear more. If you have any other ongoing applications with other Officers at Arun, just be aware that the downtime between the 7th and the 11th may impact those also.

Kind regards,

Harry Chalk, MSc
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From: Huw James [REDACTED]
Sent: 25 March 2025 16:40
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Joseph Chan [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

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Dear Harry,

Thank you for the update. We look forward to receiving further consultee comments.

As it stands, could the application be delegated or need to go to Committee please?

The Pre commencement conditions appear agreeable – send them over when drafted and we'll reply asap.

Kind Regards

Huw James MRTPI
Director

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 25 March 2025 16:11
To: Huw James [REDACTED]
Cc: Joseph Chan [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

Good afternoon, Huw,

Just to keep you updated, I have received your email below and will respond further in due course, but I am managing a difficult case load at the moment. I am also on leave tomorrow so wanted to update you ahead of this.

My position on most matters has not changed since the original submission, nor am I aware of any adverse changes to policy considerations and cannot see any obvious alterations except for the further drainage information.

We are still awaiting the response from our Drainage Engineers which is, of course, crucial to our consideration of the scheme, but I am conscious they are experiencing delays again. I have chased them to provide a timeline for comments and will update you on this when I hear back.

With respects to the other consultation responses that are available online, just to make you aware, we will likely be seeking agreement to the pre-commencement conditions requested (Construction Management Plan and the fire hydrant condition agreed under the last application), but I will confirm this with you formally in due course.

Kind regards,

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From: Huw James [REDACTED]
Sent: 24 March 2025 12:17
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Joseph Chan [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

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Dear Harry,

Please can you give us an update on the Kivesborough application please? We are nearing the determination deadline and would like to discuss a delegated approval for this resubmission.

Many thanks

Kind Regards

Huw James MRTPI
Director

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 12 February 2025 08:08
To: Huw James [REDACTED]
Cc: Joseph Chan [REDACTED]
Subject: RE: Acknowledgement for FG/15/25/PL

Dear Huw,

Thank you for touching base. That sounds very positive. Could I confirm with you whether there has been any alteration to the scheme apart from the additional and revised drainage information?

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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