

Breezie Allwright

From: Harry Chalk
Sent: 03 December 2025 15:02
To: Planning.Responses
Subject: FW: [R0828] Lineside Way, Wick, Littlehampton, BN17 7EH [419]
Attachments: Response to EA Queries.pdf; DS[R0828] Lineside Way V2.pdf
Importance: High

Hello,

App ref: LU/119/25/PL.

Can the attached 'Response to EA Queries' be uploaded as an additional doc, and the attached 'DS' document uploaded as a substitute for the current Drainage Strategy document please. Could the Drainage engineers then be re-consulted for 14 days please?

If you require an action sheet, please advise.

Thank you,

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



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From: Joshua Harrison <[REDACTED]>
Sent: 02 December 2025 19:24
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Fw: [R0828] Lineside Way, Wick, Littlehampton, BN17 7EH [419]
Importance: High

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Dear Harry

Please see attached answers to your additional queries from our flood consultant along with a revised site plan showing planters.

I trust all issues are now satisfied and you can now resolve to grant planning permission.

We have been incredibly patient with your flood department and I note that this is a vast area of hardstanding with absolutely no drainage already, so in any event, it cannot get any worse - and despite this application being supported by all other consultees, your flood engineers seem set on stopping it much too my dismay.

I am not looking to blame anyone here, especially as much of this additional work has been between council flood engineers and our flood engineers - but I must really urge a bit of common sense between everyone. This is a modest industrial shed extension located on an industrial site covered in hardstanding over several acres next to a railway line. The extension will bring significant benefits to this rather unimpressive current economy, this company, secure employment for those on site more fundamentally, and improve its offering for its national and worldwide clientele, the local authority and much more. ...So it is my hope, that after many, many weeks/months of these additional negotiations, the LPA is able to permit.

Kind regards,
Joshua Harrison

COHANIM
ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH
Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR
Main: [REDACTED]

From: Ana . <[REDACTED]>
Sent: 02 December 2025 7:13 PM
To: Joshua Harrison <[REDACTED]>
Cc: Argemiro Rivera <[REDACTED]>
Subject: Re: [R0828] Lineside Way, Wick, Littlehampton, BN17 7EH [419]

Hi Joshua,

Thank you for sending the updated drawings.

Please find the attached response letter to the council and the updated drainage report incorporating those changes.

Feel free to contact me if you have any questions.

Best regards,

Ana Maria Guarin

Engineer | Rida Reports Limited



W: www.rida-reports.co.uk

On Tue, Nov 25, 2025 at 12:22 PM Joshua Harrison <[REDACTED]> wrote:
Thank you Ana. See attached

Kind regards,

Joshua Harrison

COHANIM
ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH
Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR
Main: [REDACTED]

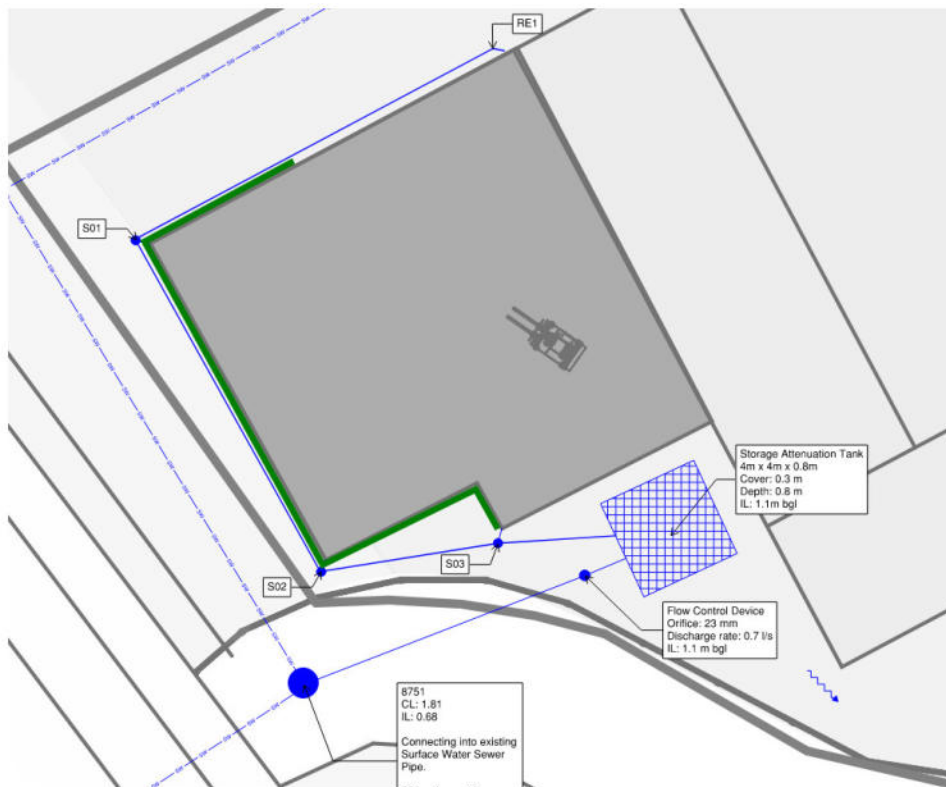
From: Ana . <[REDACTED]>
Sent: 25 November 2025 2:38 PM
To: Joshua Harrison <[REDACTED]>
Cc: Argemiro Rivera [REDACTED]
Subject: Re: [R0828] Lineside Way, Wick, Littlehampton, BN17 7EH [419]

Hi Joshua,

Thank you for sending the revised site plan.

Regarding the rainwater planters, we need to ensure their strategic location aligns with the council's request: they should be situated along the border of the walls and positioned near the silt traps for discharge.

Please refer to the attached image for guidance on the required placement.



Best regards,

Ana Maria Guarin

Assistant Engineer | Rida Reports Limited



W: www.rida-reports.co.uk

On Tue, Nov 25, 2025 at 4:30 AM Joshua Harrison <[REDACTED]> wrote:

Hi Ana

Please see attached revised proposed site plan showing c 10 planters to improve amenity...

Kind regards,

Joshua Harrison

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ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH
Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR
Main: [REDACTED]

From: Ana . [REDACTED]

Sent: 24 November 2025 4:17 PM

To: Joshua Harrison <[REDACTED]>

Cc: Argemiro Rivera <[REDACTED]>

Subject: Re: [R0828] Lineside Way, Wick, Littlehampton, BN17 7EH [419]

Dear Joshua,

I am working with Argemiro and reviewing the detailed response to the letter regarding the property.

As the council is requesting changes to the actual layout, I see you have decided to implement a perimeter of 10 to 12 rainwater planters. Could you please share the new plan incorporating these changes so we can make the corresponding updates?

Thanks,

Ana Maria Guarin

Assistant Engineer | Rida Reports Limited



W: www.rida-reports.co.uk

On Sat, Nov 22, 2025 at 8:07 AM Joshua Harrison <[REDACTED]> wrote:

Hi Arge

See below

Kind regards,

Joshua Harrison

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ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH
Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR
Main: [REDACTED]

From: Argemiro Rivera <[REDACTED]>

Sent: 20 November 2025 5:39 PM

To: Joshua Harrison <[REDACTED]>

Cc: Ana <[REDACTED]>

Subject: [R0828] Lineside Way, Wick, Littlehampton, BN17 7EH

Hi Joshua,

Ana is looking at the detailed response to this letter.

However the council is looking at changes to the actual layout of the site, in order to provide amenity and ecological benefits. A green roof will help matters greatly. Would it be possible to add one?

We have the following questions:

1. Have you received a letter from the local water company?
2. Can you recycle water into the building? **Its an industrial extension with no plumbing required. Why/how could we? Rerouting greywater would be unnecessarily onerous and any work to do so, would outweigh a nominal benefit.**
3. Is it ok to get a water harvesting to use in factory, for cleaning external areas etc? **Yes**
4. We will show that the public sewer will be diverted. Are you ok with this? **Yes if strictly necessary**
5. Can we install a green roof on the extension? Would the pitch of the roof allow for one? **No, lightweight industrial shed...with a pitch.**
6. Without further evidence of the amenity benefits arising from the proposed SuDS being identified, Standard 5 of the NSfS has not been met. It is unclear how any amenity benefits may be provided without affecting the scale and layout of the development and therefore I object to the proposal. Can we add some rainwater planters.. something like this? **Yes, we will add 10-12 around the perimeter**



Best wishes,

Arge Rivera

BEng(Hons) MSC CEng MICE MCIWEM C.WEM CEnv

Director

T:

E:

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Flood Risk Assessments and Drainage Design

The Wheelhouse, Angel Court, 81 Saint Clement's Street Oxford OX4 1AW

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On Mon, 17 Nov 2025 at 15:06, Joshua Harrison <[REDACTED]> wrote:

Hi Arge,

Please see below and attached.

Kind regards,

Joshua Harrison

COHANIM
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Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR
Main: [REDACTED]

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

Sent: 17 November 2025 3:05 PM

To: Joshua Harrison [REDACTED]

Subject: RE: LU/119/25/PL - Lineside [427]

Dear Joshua,

This appears to be the response to Southern Water's comments sent through previously. Just to confirm, we did receive a formal objection from our drainage engineers as was anticipated on 24/10/25 and it was publicly uploaded. I have attached this for your convenience. There are matters of relevance to the sewer proposed to be built over, but this is not the only point of concern raised. This is the response I am referring to when I have requested a response to our Drainage Engineer's consultation.

Can you confirm this objection is being reviewed and please respond to my request for an Extension of Time.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

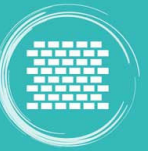
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From: Joshua Harrison <[REDACTED]>
Sent: 17 November 2025 14:53
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Fw: LU/119/25/PL - Lineside [427]

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Kind regards,

Joshua Harrison

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Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR

Main: [REDACTED]

From: Joshua Harrison <[REDACTED]>
Sent: 10 November 2025 11:30 AM
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: LU/119/25/PL - Lineside [427]

Hi Harry

Please see attached.

We are content with the highlighted paragraph below being applied via Condition should it be required.

Kind regards,

Joshua Harrison

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 06 November 2025 10:09 AM
To: Joshua Harrison <[REDACTED]>
Subject: RE: LU/119/25/PL - Lineside [427]

Hi Joshua,

We are willing to agree an Extension of Time until 30/11/25, however, we would require that our Drainage Engineers comments are reviewed and addressed in this time, alongside a review of Southern Water's recent response.

Southern Water appear to identify the sewer as a 675mm diameter gravity sewer which requires significant clearance, and then go on to say that an investigation of the sewer is required to confirm its size and depth etc, and that if the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed. This seems contradictory as they appear to already believe that it is larger than 225mm in diameter (presumably from their mapping data).

I feel it prudent to make it clear that even if we were to approve this development down the line, that Southern Water may not allow the development to come forward due to the need to build over the sewer in question, and their requirements for asset protection and access.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

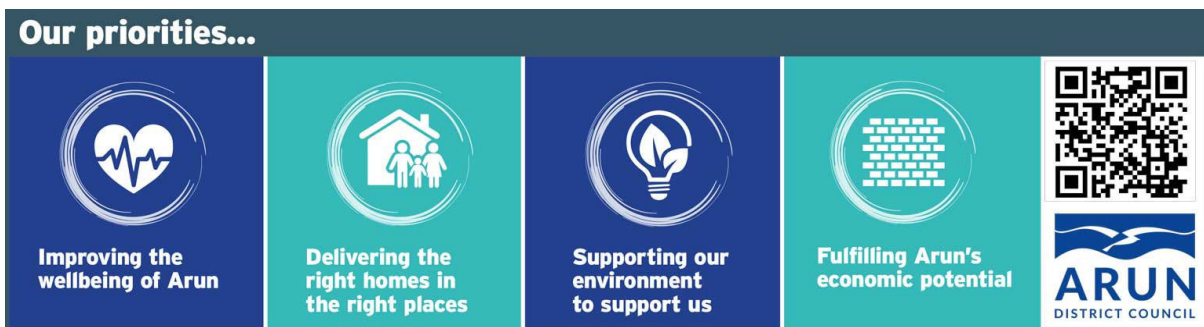
T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Joshua Harrison <[REDACTED]>

Sent: 04 November 2025 11:11

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

Subject: Re: LU/119/25/PL - Lineside [427]

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Hi Harry

EoT Agreed though we are also waiting for feedback from our flood engineers and have yet to receive a response. You may wish to push back to end of Nov.

We also have a big deadline this week so would not be able to allocate time if necessary.

Kind regards,

Joshua Harrison



Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH

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M [REDACTED] [m](#)

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

Sent: 31 October 2025 1:09 PM

To: Joshua Harrison <[REDACTED]>

Subject: RE: LU/119/25/PL - Lineside [427]

Dear Joshua,

Could you respond in respects of the Extension of Time request from my prior email?

Many thanks,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

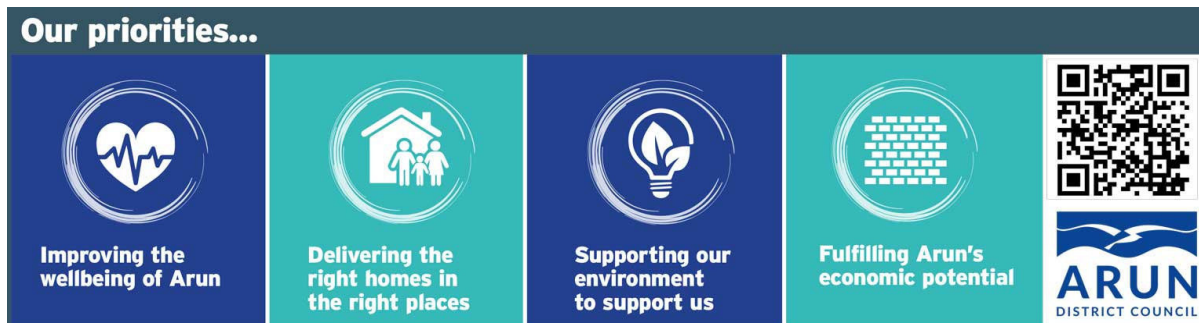
E: harry.chalk@arun.gov.uk

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From: Harry Chalk

Sent: 22 October 2025 08:53

To: Joshua Harrison <[REDACTED]>

Subject: RE: LU/119/25/PL - Lineside [427]

Good morning, Joshua,

This morning, I received some pre-emptive comments from our engineers. They are likely to be objecting in the next couple of days, but it seemed that some of the concerns were not insurmountable. One, however, they have discussed with our Building Regulations department to gather a bit of consensus, and they have serious concerns about the fact that the extension is proposing to build over a large, shallow, public surface water sewer owned by Southern Water. They are of the mind that Southern Water will likely refuse to allow the build-over and require a diversion that is potentially unfeasible. This may impact the viability development.

I will, of course, forward you all full and formal comments once received, but in the meantime, I am going to issue a consultation to Southern Water to understand their views on this. If you have had any conversations with them on this matter, please advise.

To account for the consultation with Southern Water, and given this may have a significant influence on whether the scheme can be built out, could I request agreement to a further EoT until 14/11/25 while we await their comments?

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

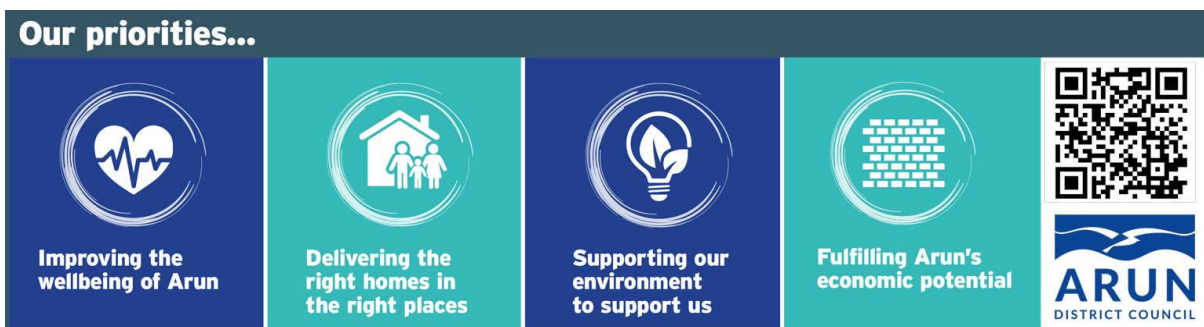
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From: Joshua Harrison <[REDACTED]>

Sent: 16 October 2025 14:30

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

Subject: Re: LU/119/25/PL - Lineside [427]

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Hi Harry,

Yes EoT agreed

Kind regards,

Joshua Harrison

COHANIM
ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH

Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR

M [REDACTED]

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

Sent: 16 October 2025 9:00 AM

To: Joshua Harrison <[REDACTED]>

Subject: RE: LU/119/25/PL - Lineside [427]

Good morning, Josh,

Could I request a further EoT until 24/10/25? One of our engineers left last week and it has caused further disruptions. I am aware that the engineer reviewing your application has begun but I have heard nothing back from them yet.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Joshua Harrison <[REDACTED]>
Sent: 30 September 2025 17:28
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: LU/119/25/PL - Lineside [427]

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Thanks Harry. We are not opposed to a pre-commencement condition in principle.

Kind regards,

Joshua Harrison

COHANIM
ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH
Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR

Main: [REDACTED]

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 30 September 2025 9:21 AM
To: Joshua Harrison <[REDACTED]>
Subject: RE: LU/119/25/PL - Lineside [427]

Hi Joshua,

We are anticipating a response next week. Though with two of our three engineers away at the moment, it is making things difficult, even more so than usual. As discussed previously, even if the proposed drainage scheme is found functional and agreeable by the engineers, I would still anticipate that they will require infiltration and groundwater monitoring prior to commencement, and if infiltration is viable, a revised scheme may be necessary. I am unclear how this impacts your Building Control submission, but in any case, I would not advise progressing with any costs prior to securing the planning permission. So, I would advise awaiting our engineer's response.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

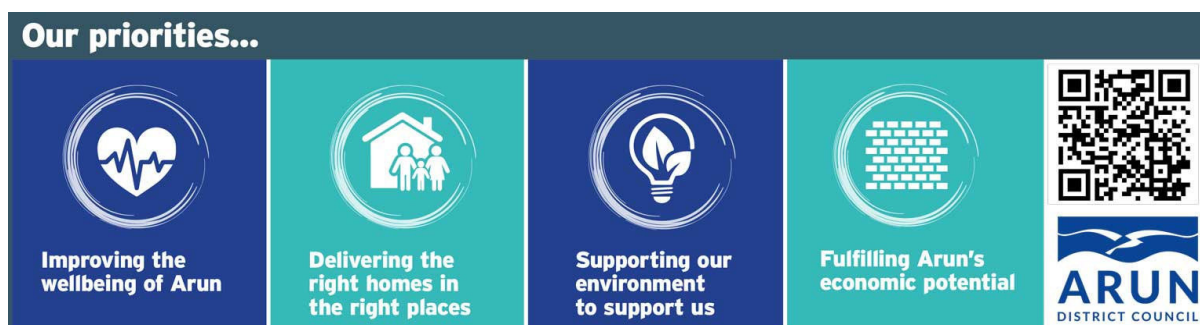
T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Joshua Harrison <[REDACTED]>
Sent: 29 September 2025 12:44
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: LU/119/25/PL - Lineside [427]

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Hi Harry

Could you give us an ETA on drainage team response and how long it will take to get the decision issue - to the nearest fortnight?

Our Building Control package is effectively complete and we would like to issue this to your Building Control department soon as well as engage them.

Many thanks.

Kind regards,

Joshua Harrison

COHANIM
ARCHITECTURE

Managing Director | Cohanim Architecture | London Office: 3rd Fl., 207 Regent Street, London, W1B 3HH
Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR

Ma [REDACTED]

From: Joshua Harrison <[REDACTED]>
Sent: 22 September 2025 9:13 AM
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: LU/119/25/PL - Lineside [427]

Hi Harry

Yes please.

Kind regards,

Joshua Harrison

Managing Director | Cohanim Architecture | 3rd Fl., 207 Regent Street, London, W1B 3HH

Main: +

www.cohanimarchitecture.com

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

Sent: Monday, September 22, 2025 8:16:00 AM

To: Joshua Harrison

Subject: RE: Fw: Fw: LU/119/25/PL - Lineside [427]

Dear Joshua,

This is positive. Are you satisfied that I could have these details uploaded and advise the engineers to commence their review?

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Joshua Harrison <[REDACTED]>
Sent: 19 September 2025 16:51
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Fw: Fw: Fw: LU/119/25/PL - Lineside [427]

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Good news Harry. See attached. Super fast too!

Kind regards,

Joshua Harrison

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Berkshire Office: Whitchurch House, 2-4 Albert Street, Maidenhead, Berkshire, SL6 1PR

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