

Breezie Allwright

From: Harry Chalk
Sent: 22 September 2025 10:17
To: Planning.Responses
Subject: FW: Fw: Fw: LU/119/25/PL - Lineside [427]
Attachments: L1 Response Letter - SW YES_v1.1.pdf; GIS.pdf; Sub Plan Action Sheet.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Could the attached PDFs be uploaded as additional documents to the above application in accordance with the attached action sheet please.

No consultations/advertisements required.

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



Our priorities...



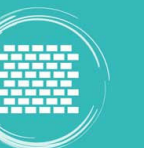
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Supporting our environment to support us



Fulfilling Arun's economic potential




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

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: Manuela . <[REDACTED]>
Sent: 19 September 2025 4:45 PM
To: Joshua Harrison <[REDACTED]> Argemiro Rivera <[REDACTED]>
Subject: Re: Fw: Fw: LU/119/25/PL - Lineside [427]

Hi Joshua,

We received a satisfactory response from the water company regarding the Pre-Development Enquiry Waste application. The response letter is attached. Let us know if you have further questions.

Kind regards,

Manuela Zapata
Assistant Engineer | Rida Reports Limited

[REDACTED]

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On Thu, Sep 18, 2025 at 5:05 AM Joshua Harrison <[REDACTED]> wrote:

Hi Manuela,

I don't have a receipt, was sent by bank transfer.

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

[REDACTED]

From: Manuela . <[REDACTED]>

Sent: 18 September 2025 8:00 AM

To: Joshua Harrison <[REDACTED]>

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

Hi Joshua,

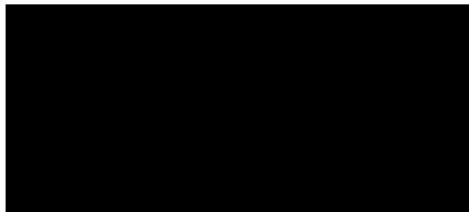
Thank you for confirming that the payment for the Pre-Development Enquiry Waste application has been made.

Could you please provide a copy of the receipt? This would be very helpful as I need to contact the company to discuss the status of the application and ensure everything is proceeding as expected.

Kind regards,

Manuela Zapata

Assistant Engineer | Rida Reports Limited



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El El mié, 17 sep. 2025 a la(s) 3:18 p.m., Joshua Harrison <[REDACTED]> escribió:

Hi Manuela,

Yes it was paid already.

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](#)

From: Manuela . <[REDACTED]>
Sent: 17 September 2025 4:13 PM

To: Joshua Harrison <[REDACTED]>
Cc: Argemiro Rivera <[REDACTED]>
Subject: Re: Fw: Fw: LU/119/25/PL - Lineside [427]

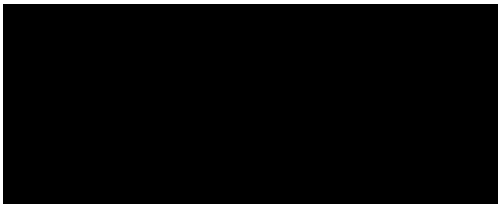
Hi Joshua, hope you are well.

Could you please provide an update on the payment for the Pre-Development Enquiry Waste application?

Your confirmation would be greatly appreciated as it is essential for the application to proceed.

Kind regards,

Manuela Zapata
Assistant Engineer | Rida Reports Limited



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On Wed, Sep 10, 2025 at 9:44 AM Manuela . <[REDACTED]> wrote:

Hi Joshua,

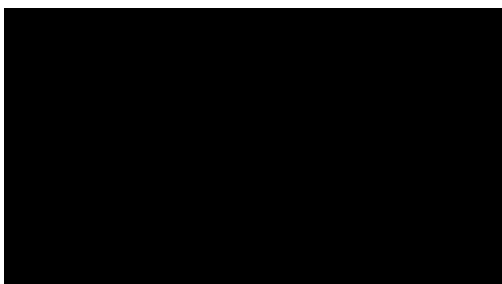
We agree to the proposed Extension of Time until 14/10/2025, for submitting the capacity check and permission to connect to the surface water sewer. This timeline aligns with our current expectations.

We will keep you informed of any further developments.

Kind regards,

Manuela Zapata

Assistant Engineer | Rida Reports Limited



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On Tue, Sep 9, 2025 at 8:42 AM Joshua Harrison <[REDACTED]> wrote:

Hi Manuela

The C/O is proposing an EoT until 14/10.

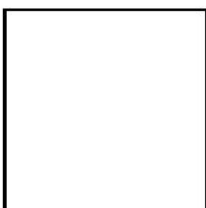
"Following on from our correspondence last week, we require the capacity check and permission in principle to connect to the surface water sewer to be submitted by 10/10/25. This allows the 20 working days identified by SW, and 5 working days to submit these details. Any longer, and it is likely we will instruct the engineers to continue to review in the absence of these details and determine the application on the current information.

On this basis, can I request an EoT be agreed until 14/10/25?"

Are you happy with me agreeing to this or shall I push for longer?

Kind regards,

Joshua Harrison



Managing Director | Cohanim Architecture | London Office: 3rd Fl., [207 Regent Street, London](#), W1B 3HH

Berkshire Office: Whitchurch House, [2-4 Albert Street](#) [REDACTED]
[REDACTED]

From: Manuela . <[REDACTED]>
Sent: 05 September 2025 1:44 PM
To: Joshua Harrison <[REDACTED]>
Cc: Argemiro Rivera <arge@rida-reports.co.uk>
Subject: Re: Fw: Fw: LU/119/25/PL - Lineside [427]

Hi Joshua,

Thank you for your update.

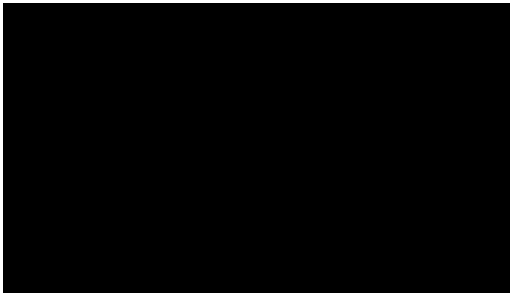
Regarding the timeline for confirmation of capacity and permission to connect to the surface water sewer, it appears there will be a slight delay. We are currently looking at approximately 20 working days for this information to become available.

We will keep you informed of any further developments as soon as we have them.

Kind regards,

Manuela Zapata

Assistant Engineer | Rida Reports Limited



El El jue, 4 sep. 2025 a la(s) 11:25 a.m., Joshua Harrison <[REDACTED]> escribió:

From the LPA: "Do you have a timeline for when you can expect confirmation of capacity and permission in principle to connect to the surface water sewer in question? If we can get these details in prior to the engineer's review, that would be very beneficial. Otherwise, they may comment only on what has been currently submitted and any re-consultation under this application, if possible, may be put to the 'bottom of the pile' as it were. If there is a timeline you are working to on this matter, I could see about getting them to hold off until we have received it, thus considering all the information at once."

Kind regards,

Joshua Harrison



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](#)

[Redacted contact information]

From: Joshua Harrison [Redacted]

Sent: 30 August 2025 10:22 AM

To: Manuela . <[Redacted]>

Cc: Alejandro Gonzales <[Redacted]> Argemiro Rivera [Redacted]

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

Hi Manuela,

Answers below.

Kind regards,

Joshua Harrison



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](#)

[Redacted contact information]

From: Manuela . <[Redacted]>

Sent: 29 August 2025 8:00 AM

To: Joshua Harrison <[Redacted]>

Cc: Alejandro Gonzales <[Redacted]>; Argemiro Rivera <[Redacted]>

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

Dear Joshua

We hope this message finds you well.

Further along in the application, we were asked the following questions. We would greatly appreciate it if you could kindly provide us this information:

1. Does the site already have a wastewater connection?

Yes

2. When is the earliest date you anticipate starting construction on site?

Q2 2026

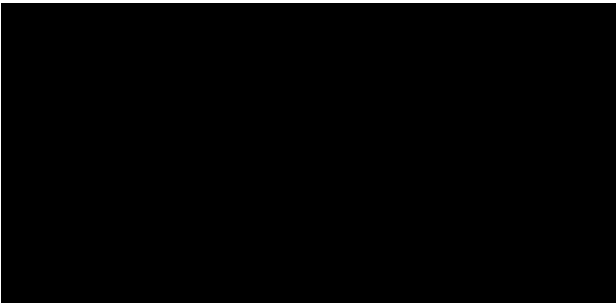
3. What is the earliest date a building on site will be permanently occupied?

Q1 2027

Best regards,

Manuela Zapata

Assistant Engineer | Rida Reports Limited



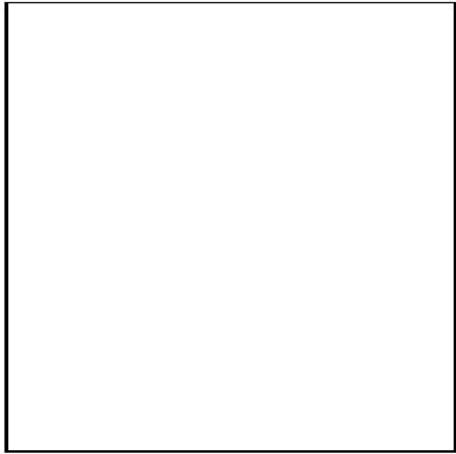
El El mié, 27 ago. 2025 a la(s) 11:11 a.m., Joshua Harrison <> escribió:

Hi Alejandro

See attached. I will request a reference number from the client from a bill.

Kind regards,

Joshua Harrison



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](#)



From: Alejandro Gonzales <[REDACTED]>

Sent: 27 August 2025 8:00 AM

To: Joshua Harrison <[REDACTED]>

Cc: Manuela <[REDACTED]>; Argemiro Rivera <[REDACTED]>

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

Hi Joshua,

I hope this email finds you well.

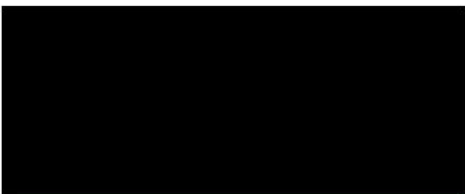
We are currently working on the application and require some additional information to complete the online form. Could you please provide the following details?

Kind regards,

Alejandro Gonzalez

BEng

Assistant Engineer | Rida Reports Limited



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On Fri, Aug 22, 2025 at 6:09 AM Argemiro Rivera <[REDACTED]> wrote:

Hi Joshua,

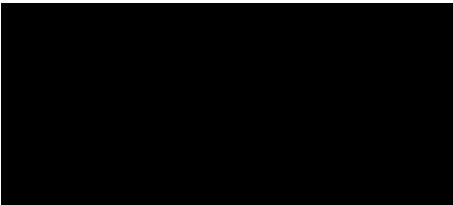
We will make a sewer capacity assessment application to the local water company.

Best wishes,

Arge Rivera

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

Director



RIDA REPORTS

[Flood Risk Assessments and Drainage Design](#)

The Wheelhouse, Angel Court, [81 Saint Clement's Street Oxford OX4 1AW](#)

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On Thu, 21 Aug 2025 at 22:41, Joshua Harrison <[REDACTED]> wrote:

Fyi please see responses below from LPA

Kind regards,

Joshua Harrison



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](#)

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

Sent: 21 August 2025 10:25 AM

To: Joshua Harrison <[REDACTED]>

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

Dear Joshua,

Not in full.

I am not a drainage expert and will need to see what is said by our engineers in respects of these matters; but I have had prior experience where these matters have been raised as points of concern on similar sites.

I believe certain infiltration features (permeable paving etc) can be built within 5m of buildings where the development is designed to account for this. I am also not of the mind that a risk of high groundwater is sufficient justification not to investigate groundwater on site as this is not definitive evidence. I would direct you to paragraph 1.3 of the new National SUDS Guidance: *'To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable.'*

It is not clear why the existing site being of impermeable hardstanding is relevant to my concern regarding the viability of connecting to the surface water sewer. I appreciate the site is wholly hardstanding at present, but the new building footprint would still need to be accounted for within the surface water drainage design, and the concern highlighted is that although the surface water sewer has been identified as the proposed outfall location, we have no evidence that the sewer has capacity to account for the proposal, nor that Southern Water have confirmed they will allow the connection. As such, with infiltration being ruled out, no evidence of watercourses in proximity to the site, and uncertainty as to the viability of connecting to the surface water sewer, there is no clearly viable outfall location.

In the interests of expediency, and with the delays we are experiencing in acquiring a response from our Drainage Engineers, I would strongly recommend seeking a capacity check and confirming with Southern Water that the proposal could connect to the surface water sewer if approved, to ensure the proposal has a viable outfall location for surface water, as a fall-back position if nothing else, ahead of the response from our engineers.

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

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Our priorities...



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From: Joshua Harrison <[REDACTED]>
Sent: 20 August 2025 15:21
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Fw: Fw: LU/119/25/PL - Lineside [427]

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Hi Harry

See answers below ref FRA bits. Does this satisfy your concerns?

Kind regards,

Joshua Harrison

From: Argemiro Rivera [REDACTED]
Sent: 20 August 2025 3:03 PM
To: Joshua Harrison <[REDACTED]>
Cc: Alejandro Gonzales [REDACTED]
Subject: Re: Fw: LU/119/25/PL - Lineside [427]

Joshua,

Following our conversation, please see answers below,

Could I clarify with you, whether infiltration drainage has been investigated thoroughly on site? Infiltration has not been completed for this site. This is because there is a risk of a high water table and there is not a 5m (12m clearance due to Chalk) clearance from the building to the potential soakaway. I.e., has winter groundwater monitoring/infiltration testing been undertaken or have desk-based investigations ruled it out? The historic boreholes in the proximity to the site did not record the groundwater levels. As it is not possible to have a safe space to locate a potential soakaway. Infiltration has been ruled out.

My preliminary review of the drainage strategy indicates a proposition to connect the extension to the surface water sewer adjacent. Has a capacity check been undertaken or permission in principle been agreed with the owner of the sewer (Southern Water)? In my experience, confirmation of suitable capacity and evidence of a permission in principle to connect to the surface water sewer will be required by our engineers. I would suggest acquiring these as soon as possible if you have not done so already. The current site is hard standing and drains to the surface water system without any attenuation. The proposed drainage system aims to reduce the current flows by 60% and attenuates the volumes for the site. This is an improvement on the current drainage regime.

I would also anticipate that in the absence of cogent evidence that infiltration is not viable, even if the surface water sewer connection is confirmed possible through the submission of a capacity check and evidence of a permission in principle to connect, that this would be considered a fall-

back position and that winter infiltration investigations would likely still be required by way of condition. **A condition is acceptable for this development.**

Best wishes,

Arge Rivera

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

Director

