
FW: LU/33/26/S73 - Land East of Flint Acre

From Harry Chalk <Harry.Chalk@arun.gov.uk>
Date Tue 10/03/2026 08:29
To Planning.Responses <Planning.Responses@arun.gov.uk>

 3 attachments (4 MB)

25011-Flinte Acre - Littlehampton - VOC-001A Location A1.pdf; 25011 - Flint Acre - Acoustic Mltigation Statement - Revision A.pdf; Sub Plan Action Sheet (2).docx;

Hello,

Can the attached plan and document please be uploaded to the above application reference in accordance with the attached action sheet? Env Health will need to be re-consulted for 14 days.

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...

 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: Jonathan Parker Picku [REDACTED]
Sent: 10 March 2026 08:23
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: LU/33/26/S73 - Land East of Flint Acre

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Hi Harry

Please find the site location plan and revised noise mitigation statement attached.

Kind regards

Jonathan Parker Pickup MRICS

Managing Director
Town & Country Planning Solutions

M [REDACTED]
[REDACTED]

W: <https://tcps.org.uk/>



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

Sent: 03 March 2026 08:40

To: Jonathan Parker Picku [REDACTED] >

Subject: RE: LU/33/26/S73 - Land East of Flint Acre

Hi Jonathan,

I notice that it appears a Location Plan did not accompany this submission. This will be necessary for any approval and for the S.106 agreement to define the red edge of the site. Unfortunately, I do not believe the proposed site plan can be used in its place. Could you provide one within 7 days please?

Please also see the attached holding objection from Environmental Health. They require further clarification on a few points. If this can also be addressed within 14 days, we will issue a further consultation with our Environmental Health team.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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-



From: Jonathan Parker Pickup [REDACTED]
Sent: 02 March 2026 15:17
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: LU/33/26/S73 - Land East of Flint Acre

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Hi Harry

Please find the draft UU attached where information provided where highlighted.

The trees referenced in the email below are not owned by the Applicant but by the neighbouring landowner.

Kind regards

Jonathan Parker Pickup MRICS

Managing Director
Town & Country Planning Solutions

M [REDACTED]
[REDACTED]

W: <https://tcps.org.uk/>



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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 02 March 2026 14:28
To: Jonathan Parker Picku [REDACTED] >
Subject: LU/33/26/S73 - Land East of Flint Acre

Dear Mr Pickup,

I write to you in respects of the above application.

I note that the original application (LU/139/24/PL) was submitted and approved after the introduction of Statutory BNG for *small developments*. At the time, the LPA were of the understanding that the description of the development including reference to the proposal being *self-build* was sufficient to secure *self-build* exemption for such developments. However, following an appeal in Aldingbourne (APP/C3810/W/25/3363266) that post-dates the determination of LU/139/24/PL, it was made clear that a completed S.106 agreement is required to secure the *self-build* exemption for such developments and that in the absence of such an agreement, they are subject to the requirements of Statutory BNG. As such, we are now required to secure a S.106 legal agreement for all *self-build* developments where the exemption is sought. The original permission was thought to be exempt under the *self-build* exemption, but we now know, however, that the exemption cannot be claimed without a completed S.106 legal agreement to this effect. As such, this Section 73 application is also subject to the Statutory BNG requirements as it has no agreement in place to secure the exemption.

On the basis that the proposal is understood to be a *self-build* development, I suggest filling out our new Statutory BNG S.106 exemption template document (attached) and having it signed and witnessed. You would then need to return the document to me and pay the legal checking fee under the 'Small Sites – Legal fee' section here ([Planning obligations \(section 106\) | Arun District Council](#)). Once paid, I can have the documentation submitted to our Legal Services team for checking and completion.

On a separate note, having visited the site to post notices, I noticed that the trees on the north site of the plot (G1) have been removed. They appear to have been on the boundary line but on the host site's side of the fencing and I assume they have, therefore, been removed by those prepping the site for development. Could I request your comment on this? Any supplementary tree planting condition that would need to be re-imposed will need to account for the removal of the trees. I also note the Arboricultural information was amended to ensure they could be retained throughout development, but this seems superfluous now.

Please come back to me on these matters within 7-days.

All the best,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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

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