

[REDACTED]

From: Kathryn Welch
Sent: 20 July 2026 11:14
To: Planning Scanning
Subject: FW: LU/98/26/PL

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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	 
---	--	--	---	--

From: Jonathan Parker Pickup [REDACTED]
Sent: 20 July 2026 09:59
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: LU/98/26/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Kathryn

Please accept the conditions so that we can get this approved now. I hope to receive the decision imminently.

Kind regards

Jonathan Parker Pickup MRICS

Managing Director
Town & Country Planning Solutions

[REDACTED]

[REDACTED]

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



**Town & Country
Planning Solutions**

Planning & Development Consultants

Covering Sussex, Kent, Surrey, South London and wider home counties

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Town & Country Planning Solutions will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

For further details of Town & Country Planning Solutions please visit our website <https://tcps.org.uk/>

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

Sent: 20 July 2026 09:55

To: Jonathan Parker Pickup [REDACTED]

Subject: RE: LU/98/26/PL

Dear Jonathan,

Many of the details would have already been submitted as part of the application process. They are require to be re-submitted such that the engineers have a full 'package' of documents to review when checking the technical elements of the drainage design, which I image have yet to be submitted.

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

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Our priorities...



From: Jonathan Parker Pickup [REDACTED]
Sent: 17 July 2026 17:42
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: LU/98/26/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Kathryn

I feel as though we have already provided extremely detailed drainage information, far above and beyond that reasonably or necessary for a single dwelling in Flood Zone 1, such as this. Obviously we want the consent, but I am not sure what additional drainage information we can provide. I will speak to our drainage consultants and see what they think, as their area of expertise.

I will revert next week. Happy to agree to an EOT as necessary.

Kind regards

Jonathan Parker Pickup MRICS

Managing Director
Town & Country Planning Solutions

[REDACTED]

[REDACTED]

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



**Town & Country
Planning Solutions**

Planning & Development Consultants

Covering Sussex, Kent, Surrey, South London and wider home counties

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Town & Country Planning Solutions will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

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

Sent: 17 July 2026 17:16

To: Jonathan Parker Pickup [REDACTED]

Subject: LU/98/26/PL

Dear Jonathan,

Can I get your authorisation to apply the following pre-commencement condition to my recommendation to approve:

Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

- 1. Detailed drainage plans conforming to Local Planning Authority guidance,*
- 2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- 3. Infiltration testing strictly in accordance with BRE DG 365 or Ciria R156 Guidance,*
- 4. Impermeable area plan,*
- 5. Calculations modelling the surface water drainage network for the following storm events: a.) 100% Annual Exceedance Probability, b.) 10% AEP + climate change allowance, c.) 3.3% AEP + climate change allowance, and d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.*

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

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

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



<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
