

[REDACTED]

From: Harry Chalk
Sent: 24 June 2026 15:22
To: Planning Scanning
Subject: FW: Re[8]: 86 Ancton Way - M/20/26/PL

[REDACTED]

[REDACTED]

Harry Chalk, MSc
Senior Planning Officer, Development Management

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From: Philip [REDACTED]
Sent: 23 June 2026 16:36
To: Harry Chalk <Harry.Chalk@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Jeanette Riley [REDACTED]
Subject: Re[8]: 86 Ancton Way - M/20/26/PL

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Hi Harry,

Thanks for the conversation earlier.

I'm still of the opinion that the condition could be re-worded to allow limited construction work to proceed, but if the council is not prepared to amend the wording, then we have no alternative but to accept the pre-construction condition as is.

I note the requirement of the condition to submit the whole suite of drainage information again and I note your positive comments on this subject in your emails below. You state in one email *'The reasons that points 1-7 remain within the condition, are so that a holistic assessment can be undertaken at the DOC stage and all of the final documents approved under one DOC. The documents addressing points 1-7 would need to be resubmitted under the DOC whether they were listed in the condition or not. The Engineers are confident no alternative views on points 1-7 would be made provided they remain as they are.'*

I am pleased to see that the engineers are confident no alternative view on points 1-7 would be made provided items 1-7 remain as they are, and I can confirm there is no intention to make any changes to the information already provided in respect of these items; and further I do not see that the provision of any additional information will require any amendments to be made. However, when a submission is made to a council to clear a condition, an applicant is by default exposed to the risk that that council may determine that the information provided is insufficient to clear that condition (and this could still include items 1-7 regardless of the present confidence of the engineers) and may require a further submission to be made. This is obviously a situation we wish to avoid. Even with the assurance from the engineers on items 1-7, item 8 remains to be addressed. This clause requires us to provide *'Any other relevant information in accordance with LPA guidance'*. This is so vague, it really could cover anything at all and in order to avoid a refusal for failing to provide you with what you are after, we will need very specific advice and guidance from you or from the drainage engineers as to exactly what it is this clause requires us to provide. With its current wording, it is a very unfair clause. Will you or the drainage engineers provide the advice we need, and if so, how quickly will you provide it to us? I will start to update the SuDS document with the additional information as soon as I know what is required. Also, will you be able to determine the the application within the 8 week period? Historically, this hasn't been the case.

Finally, I have spoken with the applicant and can confirm agreement to the EoT until 26th June.

Kind regards
Phil

Philip Pitman C.Build E MCABE MCIHT MFPWS

From: "Harry Chalk" <Harry.Chalk@arun.gov.uk>
Date: 22 June 2026 13:07:21
To: "Philip" [REDACTED] "Kathryn Welch" <Kathryn.Welch@arun.gov.uk>, "Paul Cann" <Paul.Cann@arun.gov.uk>
Cc: "Jeanette Riley" [REDACTED]
Subject: RE: Re[6]: 86 Ancton Way - M/20/26/PL

Good morning, Philip,

No, unfortunately not. We can't say DPC given a significant amount of the infrastructure would be below DPC and the intention is primarily to avoid the installation of drainage infrastructure that has not yet been approved.

My suggested wording would be as follows:

'Prior to the construction of any of the development hereby approved, including the installation of new surface water drainage infrastructure, full details of the proposed surface water drainage system shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall demonstrate compliance with the National Standards for Sustainable Drainage Systems (SuDS), shall consider the surface water drainage hierarchy in full, and shall incorporate opportunities for amenity and biodiversity enhancement within the drainage design where feasible. The full details submitted for approval shall include:

- 1. Sufficient Groundwater monitoring over an appropriate period.*
- 2. Sufficient infiltration testing strictly in accordance with BRE DG 365 or similar approved, and at an appropriate time.*
- 3. Details of the proposed method and location of surface water disposal.*
- 4. Impermeable area plan.*
- 5. Calculations modelling the surface water drainage network for the following storm events: a.100% Annual Exceedance Probability (AEP), b.10% AEP + climate change allowance, c.3.3% AEP + climate change allowance, d.1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.*
- 6. Detailed drainage plans conforming to Local Planning Authority guidance.*
- 7. Specifications for all surface water drainage components and associated infrastructure.*
- 8. Any other relevant information in accordance with Local Planning Authority guidance.*

The system shall then be constructed in accordance with the approved plans and details. The surface water drainage system shall remain in good working order for the lifetime of the development unless agreed in writing by the Local Planning Authority.'

Please could we agree an EoT until 26/06/26 to allow for determination in time?

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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