
FW: Planning Consultation on: R/93/26/PL

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

Date Wed 22/07/2026 09:35

To Planning.Responses <Planning.Responses@arun.gov.uk>

 4 attachments (2 MB)

1333-301A Drainage Notes and Details.pdf; Unit 2 Brookside Avenue Technical Note 01 13-07-26.pdf; 1333-202B Surface Water Drainage Layout - Infiltration.pdf; Sub Plan Action Sheet (2).docx;

[REDACTED]

[REDACTED]

[REDACTED]

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: Harry Chalk

Sent: 22 July 2026 08:47

To: 'Neal Thompson' [REDACTED]

Cc: Marcus Fr [REDACTED]; Beck Robe [REDACTED];

Laura Keatin [REDACTED]; Andrew Robso [REDACTED]

Subject: RE: Planning Consultation on: R/93/26/PL

Morning Neal,

Thanks for this. Your email had only the layout plan attached. Just to confirm, so that we are not missing anything, can you confirm the attached is all the latest information you wish to submit? The layout plan is the one you sent me yesterday and I pulled the other two documents from your 13/07/26 email.

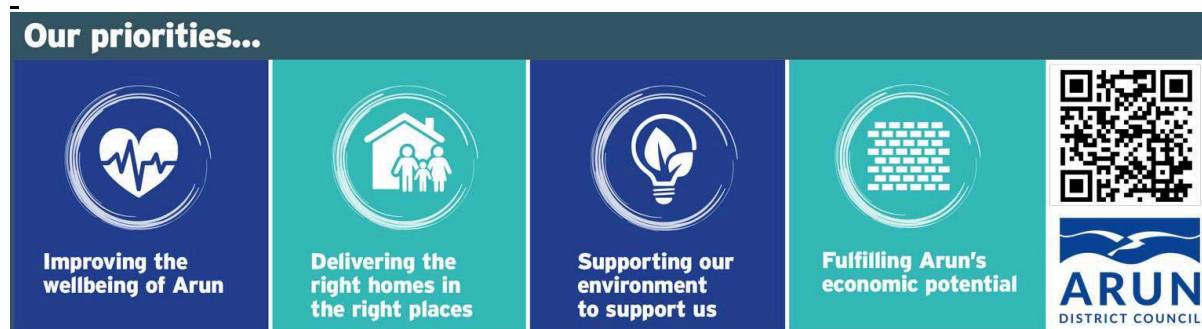
Thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Neal Thompson [REDACTED]
Sent: 21 July 2026 17:30
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Marcus Fr [REDACTED]; Beck Rober [REDACTED];
Laura Keatin [REDACTED] Andrew Robso [REDACTED]
Subject: RE: Planning Consultation on: R/93/26/PL

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Dear Harry

Thanks for your patience on this.

Please find attached drawing showing the trees and protective root barriers.

We have consulted with the ecologist and the proposed species will be hornbeam 'frans fontaine' (*Carpinus betulus*) (though not the fastigiata type).

I trust this now resolves your comments.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
[REDACTED]

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

Sent: 17 July 2026 11:27

To: Neal Thompsonso [REDACTED]>

Cc: Marcus Fr [REDACTED]>; Beck Robe [REDACTED]>; Laura Keatin [REDACTED]>; Andrew Robso [REDACTED]>

Subject: RE: Planning Consultation on: R/93/26/PL

Hi Neal,

I accept that we will not need to update the BNG details, but we will need the drainage strategy to identify the proposed trees and all relevant mitigation measures, such as root barriers, that are intended, so that our Engineers can consider them. Please have this updated and returned by **24/07/26** so that we can acquire a comprehensive and accurate consultation response from our Engineers.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

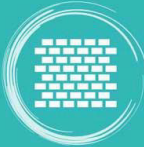
T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Neal Thompsonso [REDACTED]
Sent: 16 July 2026 14:28
To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Cc: Marcus Fr [REDACTED]; Beck Rober [REDACTED];
Laura Keatin [REDACTED]; Andrew Robso [REDACTED]
Subject: RE: Planning Consultation on: R/93/26/PL

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Hi Harry

I have spoken to both our ecologist and drainage consultant this pm.

It is confirmed that the drainage is only under the paved areas designated for parking and doesn't impact on the grassed area (where the trees are to be located) at the northeast corner, see attached.

The ecologist has confirmed that whilst not technically needed, the trees will provide an enhancement in line with the NPPF and can be incorporated the within biodiverse turf. The trees will be small native specimens.

However, it is advised that root barriers would be required to stop the tree roots disturbing the paving.

We therefore don't need to update either the drainage strategy or ecology/BNG report.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
[REDACTED]

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 15 July 2026 13:35
To: Neal Thompson [REDACTED]
Subject: RE: Planning Consultation on: R/93/26/PL

Hi Neal,

Following our phone conversation, please note that I have cancelled the pending request for our admin team to upload these amended drainage details for re-consultation. This is on the basis that, following our discussion, it was realised that the trees proposed by the PEA and BNG metrics, were not shown on any relevant plans, including the drainage strategy. With knowledge that the only viable position for these trees is to the front/north-east of the site, there may be interference with the drainage strategy. Therefore, we agreed you would contact the ecologist and your drainage consultant about whether these trees are necessary to be included to meet the 10% BNG requirements and, if so, to ensure they are accounted for and do not prejudice the drainage strategy, or if they are not required to meet 10%, whether they should be removed.

Once these conclusions have been reached, the drainage strategy can be updated (or not) as appropriate and sent back in for review and re-consultation. I also note your ecologist is to come back on the general comments raised by our ecologist. We will require updated details to this effect **by 24/07/26** at the latest to ensure we are able to re-consult, consider, and determine within the lifetime of the application.

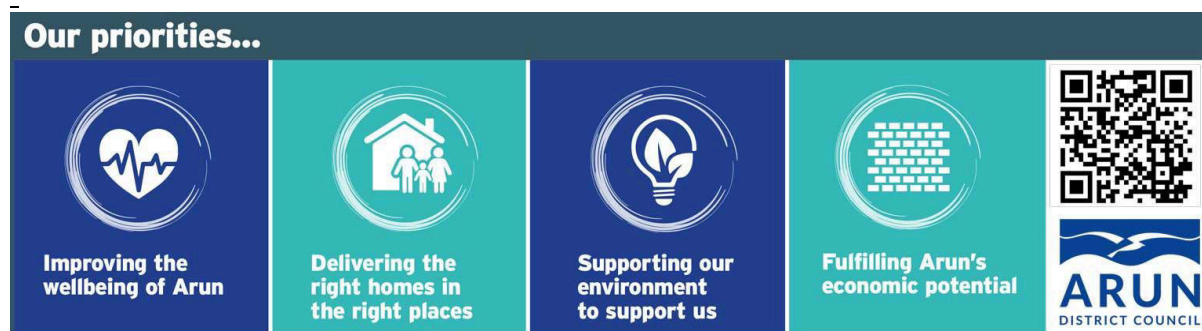
Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Neal Thompson [REDACTED] >
Sent: 13 July 2026 17:09
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: Planning Consultation on: R/93/26/PL

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Hi Harry

Hope you had a good weekend

Please find attached our response to the drainage consultation. I would be grateful if you could reconsult them please.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
[REDACTED]

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 09 July 2026 08:53
To: Neal Thompson [REDACTED]
Subject: FW: Planning Consultation on: R/93/26/PL

Good morning, Neal,

We have received the attached objection from our engineers. Given how promptly we have received this consultation response, and that a drainage pre-app was undertaken, we are happy for you and your consultants to amend/revise the submitted details to try and address these comments, and subsequently re-consult our engineers, provided the revisions can be made and submitted to us **by 24/07/26**, ensuring we have sufficient time to do so within the lifetime of the application.

Kind regards,

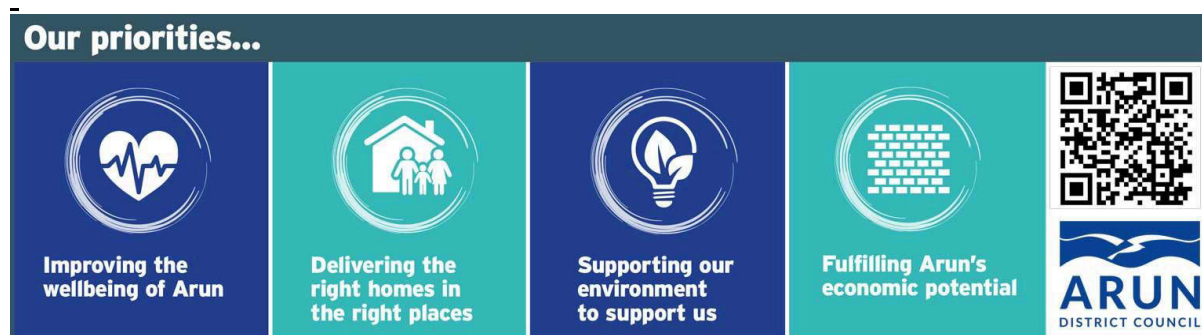
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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 08 July 2026 09:11

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Harry Chalk <Harry.Chalk@arun.gov.uk>

Subject: RE: Planning Consultation on: R/93/26/PL

Please find enclosed our consultants response, an objection.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

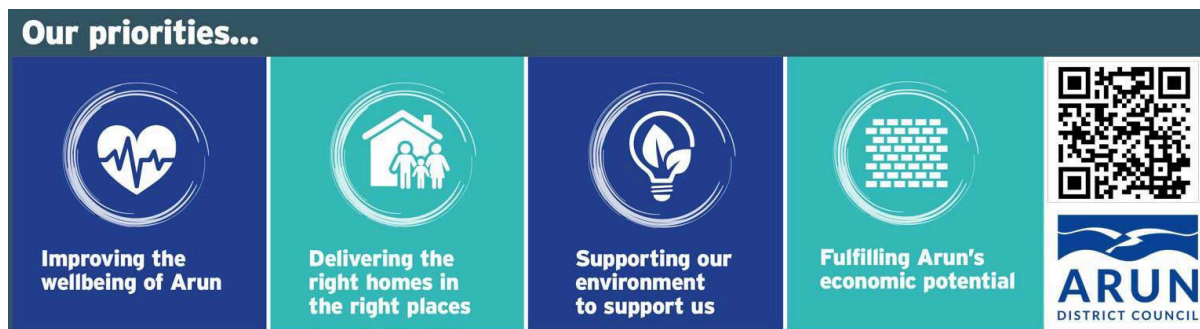
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 25 June 2026 13:33

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: R/93/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: R/93/26/PL

Registered: 23rd June 2026

Site Address: Unit 2 Brookside Avenue Rustington BN16 3LF

Grid Reference: 505259 103193

Description of Works: Demolition of existing building and erection of 4 No commercial units with associated access, parking and landscaping works (resubmission following R/224/24/PL). This application is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 30th July 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Harry Chalk

Planning Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLCONSULT (ODB) 2020

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

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