

From: Elaine Walby on behalf of Planning.Responses
Sent: 21 January 2026 11:08
To: Planning Scanning
Subject: FW: WA/105/25/PL

Elaine Walby
Technical Support Assistant
Planning Services

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E: elaine.walby@arun.gov.uk

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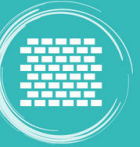
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 21 January 2026 10:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/105/25/PL

Please upload. Agents comments on additional info.

Redacted and un-redacted.

Thanks,

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

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Our priorities...



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Fulfilling Arun's economic potential




From: stephen jupp [REDACTED]
Sent: 20 January 2026 16:07
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: WA/105/25/PL

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THNAKS KATHRYN

I AM HAPPY TO AGREE THAT DATE AS I AM ON HOLIDAY FROM 7-14

Kind regards,

Stephen Jupp

Stephen Jupp MRTPI
PO Box 839
Chichester
PO19 9XQ

On 20 Jan 2026, at 15:42, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Stephen,

As you have advised that the requested information can be submitted within an appropriate timescale, I am content to allow the application to continue as normal for the time being.

Could we agree a two-week deadline for the submission of the information (including the UU for the self-build element), say 6 February?

Please note that the UU fee is required to be paid prior to the agreement being checked. Should the proposal continue to be objected to by our engineers and ultimately be recommended for refusal, the fee would be non-refundable.

Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk

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<[Outlook-A drawing.jpeg](#)> <[Outlook-A picture.jpeg](#)> <[Outlook-A picture.jpeg](#)>

<[Outlook-Graphical.jpeg](#)>

From: stephen jupp [REDACTED]
Sent: 20 January 2026 15:13
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: alex baker [REDACTED]
Subject: Re: WA/105/25/PL

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Kathryn

I am aware that the neighbouring site has been granted an EoT for further drainage information and you will see from below that our engineer expects to provide the required information, hopefully by Thursday.

As to the pipe connection we are awaiting a land registry plan as the pipe may be on highway land as opposed to the neighbours. However, if the latter we will provide a UU giving us consent to connect into this pipe in perpetuity, shortly after the weekend at the latest.

On this basis I consider your approach to request another withdrawal of the application to be unacceptable.

Kind regards,

Stephen Jupp

Stephen Jupp MRTPI
PO Box 839
Chichester
PO19 9XQ



<Screenshot 2026-01-20 at 15.08.22.png>

On 20 Jan 2026, at 13:24, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Stephen,

Apologies for the delay in relation to the Unilateral Undertaking (UU). We have now received a further draft from our Legal Team; please find this attached for your reference.

We have also received comments from our Drainage Engineers, which are attached. Unfortunately, they continue to object to the proposal, predominantly (though not exclusively) on the basis that the discharge to the watercourse remains unproven, both in terms of the necessary permissions and connection details.

Unless you already have this information to hand, I would anticipate that resolving this matter would require lengthy discussions with the relevant parties and authorities. In light of this, I would not be able to agree to an extension of time to allow for such discussions to take place. Furthermore, as connection to the watercourse cannot currently be ensured, nor the rate of discharge agreed, this has the potential to impact the size and scale of the proposed development. As a result, I would be recommending refusal for a similar reason to that set out in WA/52/25/PL.

In addition, as the S106 agreement has yet to be completed, this would also form a further reason for refusal.

With the above in mind, I would recommend that the application is withdrawn at this time, with a view to resubmission once the necessary evidence and agreements have been secured.

I would be grateful if you could confirm your acceptance of the contents of this email in writing by the end of the week.

Kind regards,
Kathryn

Kathryn Welch
Senior Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk

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- <[Outlook-Graphical.jpeg](#)>

From: stephen jupp <[stephen.jupp@arun.gov.uk](#)>
Sent: 13 January 2026 11:49
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: alex baker <[alex.baker@arun.gov.uk](#)>
Subject: Fwd: WA/105/25/PL

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Hi Kathryn

Please can I have an urgent response to my email below....

Kind regards,

Stephen Jupp

Stephen Jupp MRTPI
PO Box 839
Chichester



Begin forwarded message:

From: stephen jupp [REDACTED]
Subject: Re: WA/105/25/PL
Date: 9 January 2026 at 10:52:56 GMT
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Hi Kathryn,

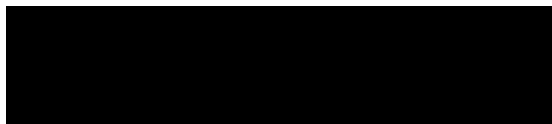
This UU appears to be tailored for an appeal - do you have one specific to a planning application...it also refers to contributions and index linking - all of which appear irrelevant

How is legal cost of £600 calculated when there is already a template and it is a UU

Kind regards,

Stephen Jupp

Stephen Jupp MRTPI
PO Box 839
Chichester
PO19 9XQ



On 9 Jan 2026, at 10:06, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Steve,

I am writing to you as the case officer for the above application.

Further to recent appeal decisions, the Local Planning Authority is now seeking to secure self-build dwellings by way of a Unilateral Undertaking. This route is important because it provides a legally enforceable planning obligation under section 106 to secure delivery of genuine self-build/custom homes (rather than speculative units), ensuring the initial owner has primary input into the home's final design and layout, as required by national guidance. Using a Unilateral Undertaking is a recognised mechanism to secure such obligations efficiently and transparently, consistent with Planning Inspectorate good-practice advice and the NPPF tests for planning obligations.

Please find attached a draft Unilateral Undertaking prepared by our legal team. I would be grateful if your client could instruct their solicitor to complete the document and return it to me.

When returning the completed draft, could you also please provide:

- The contact details of the applicant's solicitor; and
- A copy of the title plan for the application site.
-

Please note that a checking fee of **£600** is payable for this service. Payment must be made before our legal team can begin the checking process. This can be paid online via the Council's website under the '**Pay**' tab, then **Planning and Building Control > Planning Fees**, using the application reference number. I would be grateful if you could also confirm when returning the documentation that payment has been made.

Can this process be undertaken and returned to me no later than 30 January otherwise the application may be determined on the basis of the information submitted, this would likely lead to a refusal on this basis.

If you have any questions regarding the process or require clarification on any aspect of the Unilateral Undertaking, please do not hesitate to contact me.

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
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E: kathryn.welch@arun.gov.uk

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<DRAFT - S106 Self Build UU Template - 24.12.25.docx>

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<S106 Self Build UU Template - Applications - 19.01.25.docx><WA-105-25-PL - Cherry Tree Nursery 1 FEL V1.docx>

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