
Fw: WA/109/OUT - Sussex Business Centre, Barnham

From Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Date Mon 19/01/2026 09:25
To Planning.Responses <Planning.Responses@arun.gov.uk>
Cc Daniel Vick <Daniel.Vick@arun.gov.uk>

Hi,

Please can this be uploaded to WA/109/24/OUT as agent agreement to Pre-commencement conditions.

Many thanks

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development







T: 01903 737856
E: hannah.kersley@arun.gov.uk

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From: Elizabeth Lawrence <[REDACTED]>
Sent: 17 January 2026 10:09
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Re: WA/109/OUT - Sussex Business Centre, Barnham

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before clicking or opening.

Hi Hannah

I am happy with the suggested conditions.. The TPO was only recently made and we appreciate that the dwellings may need a slight change in siting and associated drainage changes. I do not foresee this to be an issue moving forward, as it is an outline application with all matters reserved. .

I do thank you for your time and consideration, you must be as frustrated as me.

Kind regards

Liz

On Friday, 16 January 2026 at 15:58:36 GMT, Hannah Kersley <hannah.kersley@arun.gov.uk> wrote:

Dear Liz,

Thank you for your email, and my sincere apologies for the delay in getting back to you. I hope you are well.

I can confirm we have finally received a consultation response from our drainage engineers. Please find their comments attached. They have identified that the proposed drainage strategy as shown would impede on two TPO trees on the site. As a result of the highly possible loss of these TPOs were the drainage be implemented as shown, they currently cannot support the drainage strategy and have maintained their objection.

We have reviewed their comments, and whilst we must maintain their concerns about the potential loss of the TPO trees were the proposed scheme implemented, given this is an outline scheme with all matters reserved and it has been demonstrated that the site can be drained, we are willing to proceed with approving the application. This is subject to the imposition of the following conditions:

'The layout and landscaping details submitted pursuant to condition 1 shall include supporting surface water drainage information to show that the site can be sustainably drained within the proposed layout. The supporting surface water drainage information must include:

1. A full winters groundwater monitoring,
2. Winter infiltration testing in accordance with BRE DG 365 or similar approved,
- 3, Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area or catchment 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. A plan showing no conflicts between existing and proposed trees, their potential growth and surface water drainage design,
8. A plan showing the impact of the proposed development on existing watercourses (where applicable),
9. Details of any necessary permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan polices W DM1, W DM2 and W DM3, and the NPPF'

'The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No

construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010 can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.'

Please could you let me know whether you are happy for me to attach the above conditions? If so, we will proceed with determining the application.

Many thanks in advance.

Kind regards

Hannah

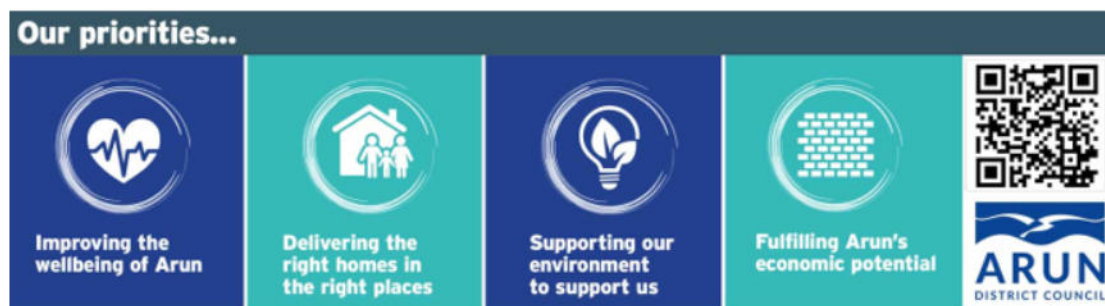
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From: Elizabeth Lawrence <[REDACTED]>
Sent: 05 January 2026 10:58
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: WA/109/OUT - Sussex Business Centre, Barnham

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Hi Hannah

Happy New Year.

I am just chasing what is going on with this application now. Also stressing that this is an outline application with all matters reserved, including layout/siting. Arun provides advice on the level of drainage information required at outline stage, because precise schemes cannot be designed until the siting and layout has been established. As such it should be perfectly acceptable to set out the drainage approach, with drainage into the existing system being the fallback position.

I am concerned at the delays we have experienced and the detail levels requested as I am sure the siting of the dwellings will change slightly at the reserved matters stage.

Would it be possible to let me have an update on when the drainage comments will be with you.

I look forward to hearing from you and thank you for your time and consideration. I am sure you are as frustrated as me.

Kind regards

Liz

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