

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 28 September 2026 10:53

[REDACTED]

Subject: FW: WA/18/26/PL - Land off Arundel Road Fontwell

[REDACTED]
[REDACTED]
[REDACTED]

From: Simon Davis

Sent: 28 September 2026 10:51

To: Rebecca Hornsby [REDACTED] Jack Karagoz

[REDACTED]

Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

Dear Rebecca,

Condition 42 is the standard Gain condition that we have to apply as per Schedule 7A of the Town and Country Planning Act 1990. It's not technically a condition as its mandatory where there is BNG but the only way we can include it on the decision notice is as a condition and it has to be the last condition, so it shows up as a separate entry. The other BNG condition is for a Management & Monitoring Plan.

The informatives are not numbered on the final decision notice. The following is an example from a previous unrelated decision:

- 25 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

Statutory Biodiversity Gain Plan Condition

- 26 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:
1. A Biodiversity Gain Plan has been submitted to the planning authority, and
 2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of

Kind Regards

Simon

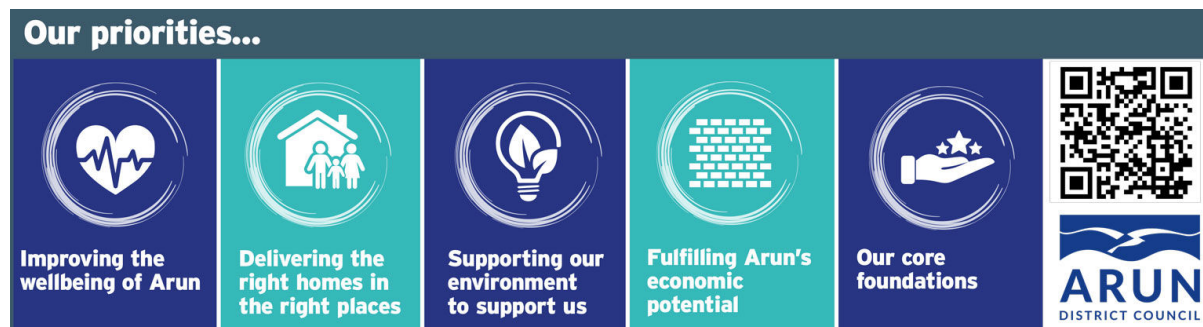
Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Rebecca Hornsby [REDACTED]
Sent: 28 September 2026 10:35
To: Jack Karagoz [REDACTED]; Simon Davis
<Simon.Davis@arun.gov.uk>
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Simon,

Hope you are well.

Just on the draft conditions, just querying if we need condition 42 for BNG as already a condition covering BNG and also numbers 43-58 are informatives – would be grateful if these could be unnumbered just to avoid any confusion with them being conditions.

Many thanks
Rebecca

Rebecca Hornsby

[REDACTED]
[REDACTED]

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From: Jack Karagoz [REDACTED]
Sent: 23 September 2026 12:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

Hi Simon,

Thanks for confirming. Once you have had that conversation with your team leader / group head and have a final officer position it would be helpful to have a quick chat.

Regards,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]

[REDACTED]

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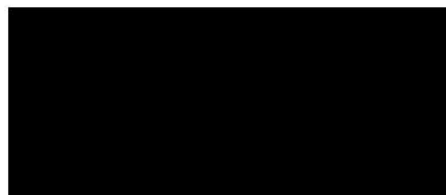


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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 23 September 2026 10:00

To: Jack Karagoz [REDACTED]

Cc: Rebecca Hornsby [REDACTED]

Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Jack,

Thanks – the LLFA emailed me to say the same thing about conditions. I'll finalise the report/conditions and put through to my Team Leader for signoff. Ultimately, it will then be for the Group Head to determine if we accept the departure and recommend approval (and then ultimately it will be for the Committee to make the final decision).

Kind Regards

Simon

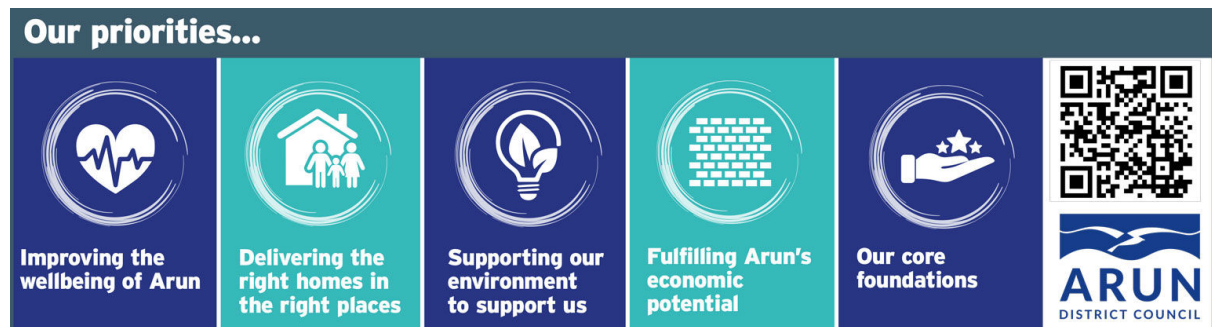
Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Jack Karagoz [REDACTED]
Sent: 23 September 2026 08:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Simon,

Thank you for the update.

I do not think there is anything further we can realistically do on this point. It is simply unfortunate that the drainage strategy previously agreed for the withdrawn outline application has not been capable of being agreed again in this instance.

We remain keen for the application to proceed to the October Committee, provided officers are able to accept the proposed technical departure from Standard 2 and

recommend the application for approval. I would therefore be grateful if you could let us know your position on this as soon as you are able.

I also understand that the LLFA previously recommended conditions to be imposed in the event that the LPA is minded to grant permission, which I have attached for reference.

Thanks,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]

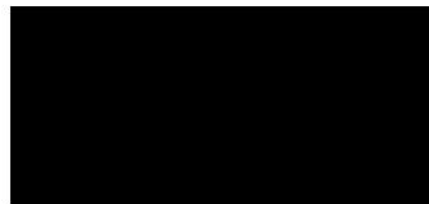
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 22 September 2026 17:34

To: Jack Karagoz [REDACTED]

Cc: Rebecca Hornsby [REDACTED]

Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Dear Jack,

Please see latest WSCC drainage comments received today. I have just asked the LLFA if they can suggest conditions to be applied if we recommend a departure from standards.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

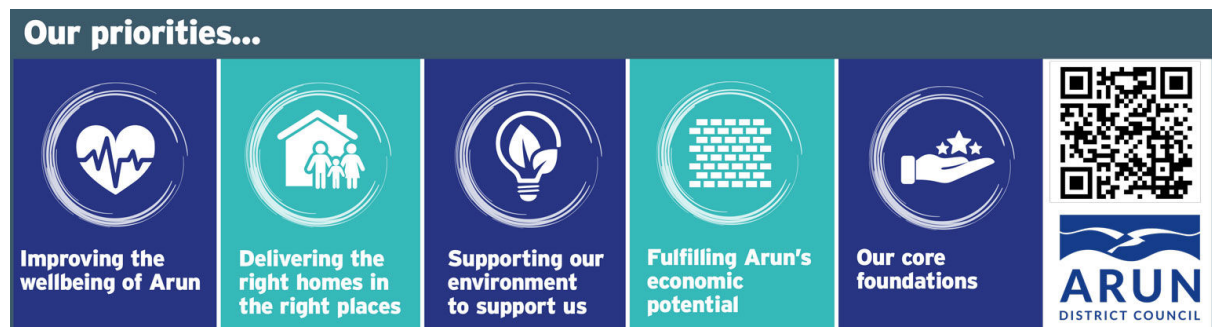
T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Simon Davis

Sent: 17 September 2026 09:42

To: Jack Karagoz [REDACTED]

Cc: Rebecca Hornsby [REDACTED]

Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

Hi Jack,

Here is the current list as an extract from the report. This obviously excludes drainage conditions. I was proposing to seek your agreement to the pre-commencements once I have had the drainage ones confirmed.

Kind Regards

Simon

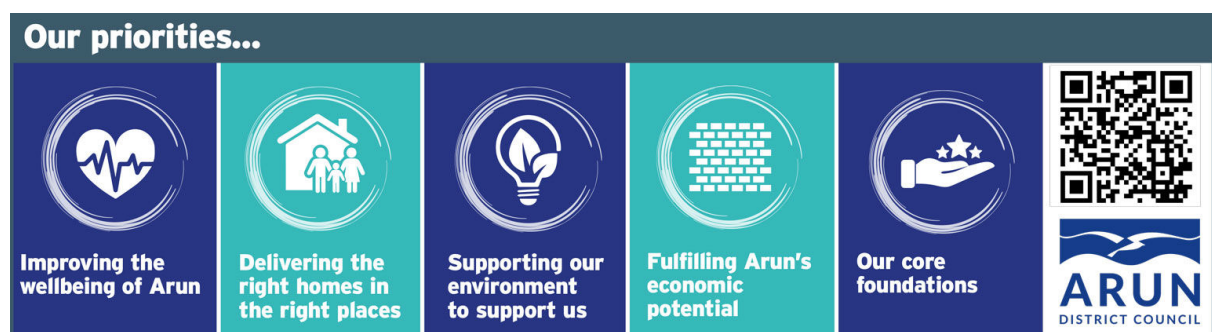
Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Jack Karagoz [REDACTED]
Sent: 16 September 2026 16:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Simon,

Would it be worth sharing the draft conditions with us so we can review and confirm we would be happy to accept?

Thanks,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]

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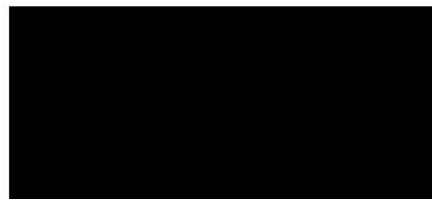


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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 16 September 2026 11:25

To: Jack Karagoz [REDACTED]

Cc: Rebecca Hornsby [REDACTED]

Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Dear Jack,

I did speak with him, but he requested we wait for WSCC's further response before confirming our position. I have already drafted 95% of the report and all of the conditions so if we get the response in time, and we agree to allow the departure, then we will be able to get this on the agenda.

Kind Regards

Simon

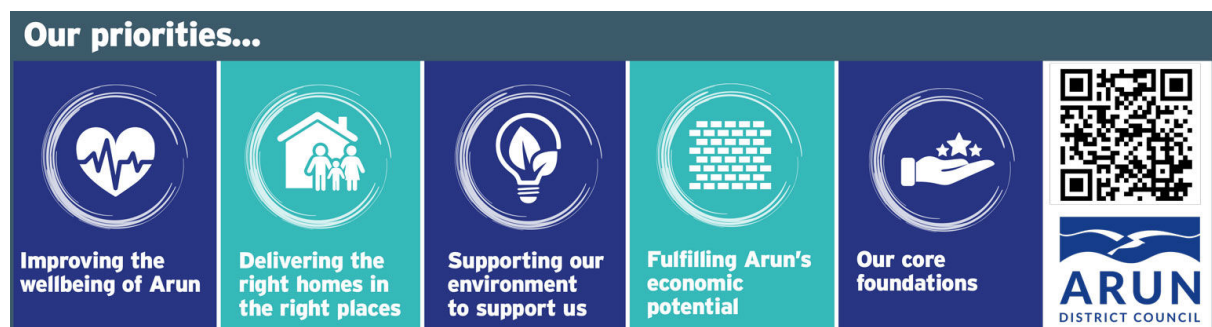
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From: Jack Karagoz [REDACTED]
Sent: 15 September 2026 16:13
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Simon,

Have you managed to have that conversation with your team leader about whether officers can recommend approval of the application?

Just to recap again, we are hoping that the LLFA will come back and agree that we are now meeting Standard 2 but even if they do not we would still like to be on the October agenda on the condition that officers are able to recommend approval still.

Thanks,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]

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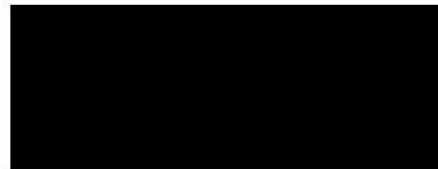


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From: Jack Karagoz
Sent: 08 September 2026 17:11
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>

Cc: Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

Hi Simon,

That is great, thank you. The extension until 21/10 is also agreed.

While we are hoping that the LLFA will now accept that we are able to meet Standard 2 and will ultimately remove their objection (probably another two weeks), it would be very helpful to know after your chat with the team leader whether officers can still recommend approval in the event that the LLFA does not agree and it is necessary to depart from Standard 2.

Thanks,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]
[REDACTED]

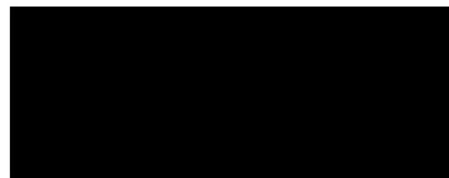
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