
FW: Planning Consultation on: WA/39/26/DOC

From Harry Chalk <Harry.Chalk@arun.gov.uk>
Date Fri 17/07/2026 11:49
To Planning.Responses <Planning.Responses@arun.gov.uk>

1 attachment (1 MB)

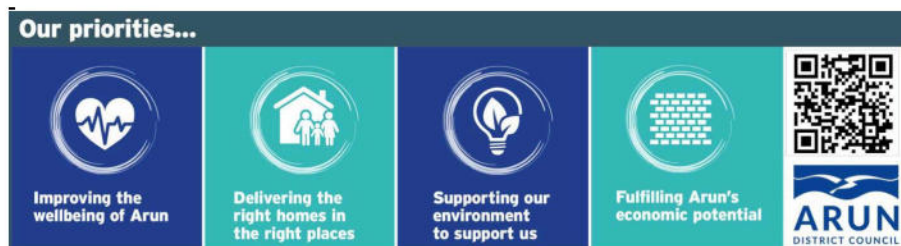
Arb Impact Assessment - Condition 4.6 Longacres..pdf;



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
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From: Tim Pearce [REDACTED]
Sent: 16 July 2026 09:08
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

I have received the arboricultural report regarding the drainage works near the tree root (comment 4.6).

The report specifies that a tree protection fence must be installed for these works. Could we please ensure that the decision notes clarify that this fence is required *only* for the duration of the drainage installation on the neighbor's land? As no other works are planned for that area, it would be unnecessary to maintain the fencing for the entire build period.

Kind regards,

Tim

From: Tim Pearce [REDACTED]
Sent: 14 July 2026 15:31
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

Hi Harry,

Thank you for the update. I fully understand the policy regarding re-consultations and am working to ensure this submission is comprehensive to avoid any need for further rounds.

I'm sorry to hear you'll be leaving the Council—thank you for all your help with this case so far, and I wish you the very best in your next role. I appreciate you offering to brief your successor, and I will ensure all remaining information is as clear as possible to assist with the handover.

Kind regards,
Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 14 July 2026 15:26
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Dear Tim,

Thank you for the update.

If they are, indeed, minor, I would tend to agree. However, this would ultimately be up to my Line Manager, and I am cognisant that we do not normally allow more than one re-consultation on Drainage DOC applications. We allow the one on the basis we understand how technical drainage is and the detail required.

Separately, just to make you aware given the timelines for this application, I will be leaving the Council as of 31/07/26. As such, if the matters extend beyond this date, another Officer will likely be assigned this case. I will of course, fill them in ahead of my departure as required.

All the best,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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E: harry.chalk@arun.gov.uk

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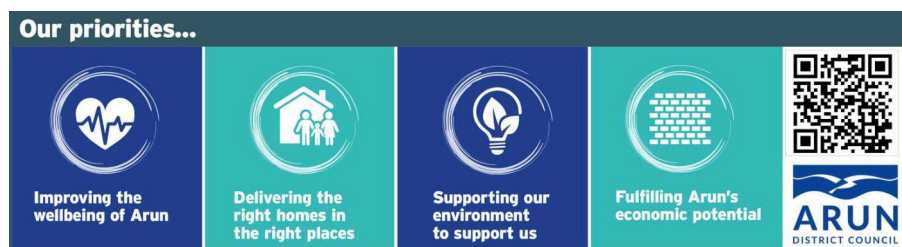
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From: Tim Pearce [REDACTED]
Sent: 14 July 2026 15:17
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

Thank you for the update regarding the Byelaws Consent and the ongoing drainage discussions.

Regarding the arboricultural information, I have been working with the Arboriculturist today to gather the data required to address the Council's points regarding tree roots, and I will have this over to you as soon as it is finalized.

On the point of potential further concerns from the engineers, if the comments are minimal, it would certainly be more sensible to allow for another round of information under this current application rather than triggering a brand-new submission. I hope we can agree to that approach to keep things moving efficiently.

I will keep you updated on the timing for the arboricultural report.

Best regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 14 July 2026 12:27
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Hi Tim,

I have heard from Paul Cann advising that he is likely to be able to respond in respect of Byelaws Consent in the next week or so, to tie in with any further engineer's response. I will have these all uploaded for consideration.

Obviously, the arboricultural information remains outstanding at this time, but I note the removal and response provided within the document you mentioned. I will wait to hear from you regarding the timeline for arboricultural information, but for now, I think it is best we seek drainage comments since there is no definitive timeline. If the Engineers are satisfied with the comments made thus far, then that is fine. If they maintain concerns, we can look at potentially accepting further information for consideration under this application depending on timescales, but I cannot guarantee that we would. We may require a further DOC submission at that point.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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From: Tim Pearce [REDACTED]
Sent: 10 July 2026 16:20
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Harry,

Please find attached our drainage engineer's response to the comments from the Arun drainage team.

All points have been addressed, with the exception of the Drainage Byelaws Consent and the Tree Officer Statement. Further details regarding these two outstanding items are included in the attached document: *WA-39-26-DOC - Longacres-Eastergate - GTA responses.pdf*.

I've put together a table of the documents.

Updated/New Document file name	Type	Comment
2607 13467 DMMP Longacres, Eastergate Lane, BN18 0BA_b.pdf	NEW	Please note that the Drainage Maintenance & Management Plan (DMMP) is now separated out as a separate document.
2607 Longacres - Method statement lowering of ditch.pdf	NEW	Lowering of existing ditch Method Statement
WA-39-26-DOC - Longacres-Eastergate - GTA responses.pdf	NEW	Designer's responses to the ADC objections
2607 13467 DS_2 Longacres, Eastergate Lane_b.pdf	AMENDED	Replaces old 2604 13467 DS2_Longacres_Eastergate Lane_Walberton_Arundel_BN18 0BA_b.pdf
Individual copies of the updated drawings contained in the appendices		

2607 13467 DS_2 Longacres, Eastergate Lane_b.pdf	AMENDED	Replaces old 2604 13467 DS2_Longacres_Eastergate Lane_Walberton_Arundel_BN18 0BA_b.pdf
13467_1800_P2_Proposed Levels Plan.pdf	AMENDED	Replaces old 13467_1800_P01_Proposed Levels Plan.pdf
13467_1701_P2_Private Drainage Construction Details Sheet 2.pdf	AMENDED	Replaces old 13467_1701_P01_Private Drainage Construction Details.pdf
13467_1700_P2_Private Drainage Construction Details Sheet 1.pdf	AMENDED	Replaces old 13467_1700_P01_Private Drainage Construction Details.pdf
13467_1600_P5_Detailed Drainage Plan.pdf	AMENDED	Replaces old 13467_1600_P3_Detailed Drainage Plan.pdf

Kind regards,

Tim

From: Tim Pearce [REDACTED]
Sent: 10 July 2026 09:29
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

Hi Harry,

Please could you let me know what Paul says when you speak to him.

She didn't provide a date and said she would try before she has to go up north for a funeral, I'll see if I can get a set date so we know what we are working to.

It's a bit frustrating but I have to be understanding towards her current situation.

I'll hopefully get back to you in a bit with a date.

Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 10 July 2026 09:19
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Hi Tim,

I will need to ask Paul Cann if he is happy to delay any response until the byelaws consent has been resolved as I am not involved in this process and will need his reassurance that it is soon to be resolved.

As for the Arboricultural information, what is the set date provided?

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

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E: harry.chalk@arun.gov.uk

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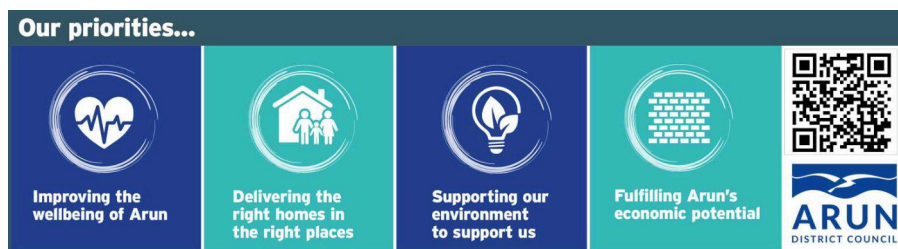
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From: Tim Pearce [REDACTED]
Sent: 10 July 2026 09:06
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

Regarding the updated documentation, our drainage engineer has asked if you would prefer to receive the information as it stands, or if you would like to wait until we can include the final two items.

The current status of those items is as follows:

- **Drainage Byelaws Consent:** We are in regular contact with Paul Cann and are very close to a resolution.

- **Tree Officer Statement:** We have experienced an unavoidable delay due to personal circumstances affecting our Arboriculturist. She is now expected to be available late next week but she has confirmed a date.

Given that these will be the only outstanding items, I believe it would be most efficient to extend the deadline slightly to ensure you receive the complete package. Please let me know how you would like to proceed.

Kind regards,

Tim

From: Tim Pearce [REDACTED]
Sent: 08 July 2026 09:45
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

Hi Harry,

Thanks for the information, I will provide this to our Arboriculturist and hopefully this will be a quick turn around for her to supply a statement.

This however wont be until next week but should only be a small amount of information regarding the affected trees so I hope this is ok with you.

I am still expecting to be able to provide all the other information required.

Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 08 July 2026 09:32
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Dear Tim,

I am unclear which trees the Engineers have specific concerns with as it is a general comment, but as identified, it is clear to me that T11 would have been directly impacted. I would again, suggest that your Arboriculturist reviews the drainage plan, alongside the information concerning which trees are to be retained and those which are to be, or have been, removed, and provide a statement reviewing any impacts. If there are no longer any trees that would be impacted, a statement to this effect, alongside identification of which ones have been removed and why, would likely be sufficient.

The tree to the east of T10 also appears to be impacted along its margin. A point on this could be included within the statement.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

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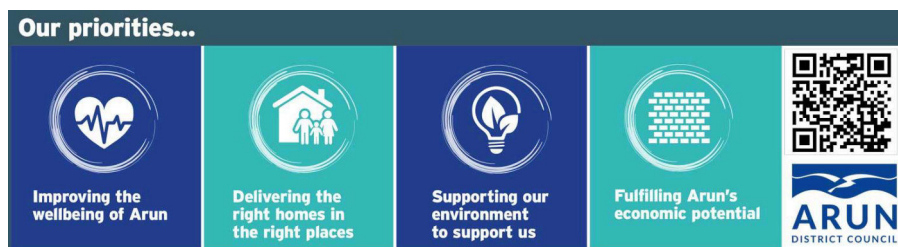
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From: Tim Pearce [REDACTED]
Sent: 08 July 2026 09:07
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

Please could you confirm which tree the engineer is referring to?

Just to provide an update: T11 was removed by the landowner last week for maintenance purposes, and the drainage works fall outside the RPA for T10. Our arborist is back this weekend, so we should be able to provide a formal comment next week. Knowing the specific tree of concern now will help us expedite the turnaround.

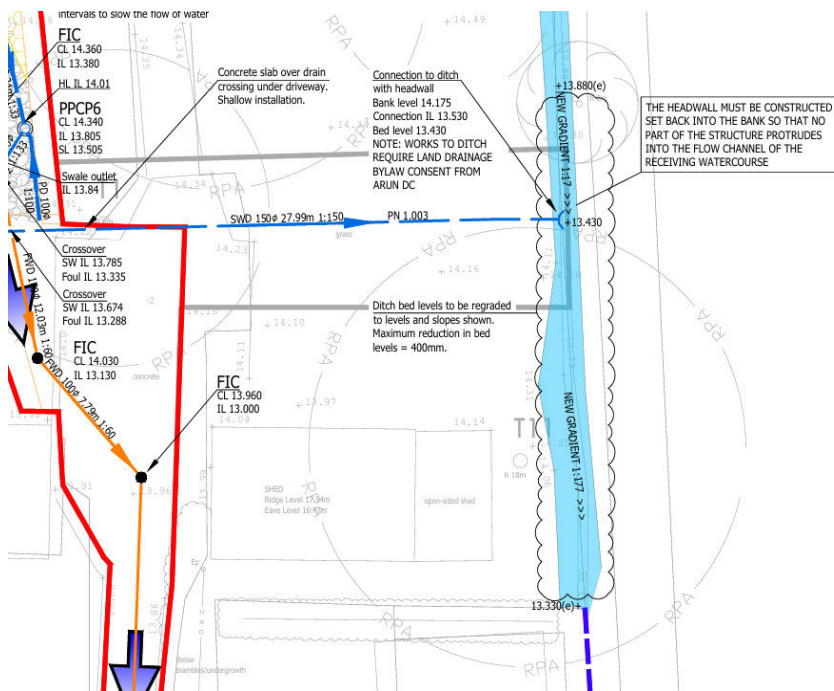
Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 08 July 2026 08:56
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Morning Tim,

Since this is a general comment from the Engineers, I would suggest you Arboriculturist reviews the drainage strategy proposed and comments on all trees that may be affected. However, the below is a snippet from your current drainage strategy. I think those directly impacted by levelling/excavation works within the ditch are the most crucial.



Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

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From: Tim Pearce [REDACTED]
Sent: 08 July 2026 08:48
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Morning Harry,

Thanks for getting back to me, please can you confirm which tree you are referring to as "the only tree of concern appears to be the one adjacent the ditch excavation works now proposed." so I can make sure we get the correct information to cover this point.

Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 08 July 2026 08:41
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Hi Tim,

The Byelaws Consent, if Paul is involved presently, I expect they will respond as this resolves itself within the consultation.

As for the Arboricultural Information, the report previously provided doesn't cover the full extent of the drainage works required. It is my understanding that T1 (U) shown in the report you attached is to be removed per the latest approved 'Site Plan 2E', so these should not conflict. On this basis, the only tree of concern appears to be the one adjacent the ditch excavation works now proposed. The excavation of the ditch was not known during the original application, so my understanding is that is what they are referring to, and we would need an updated Arboricultural Statement covering this. It may be worth just having your Arborist pass comment on the drainage strategy as a whole and any impacts on any of the on-site trees to be retained if there are others, but the remainder appear to be either avoided or barely impacted.

When could we expect Arboricultural information to this effect? If there is to be significant delay, I am unclear that we remain on track to be able to re-consult under this application.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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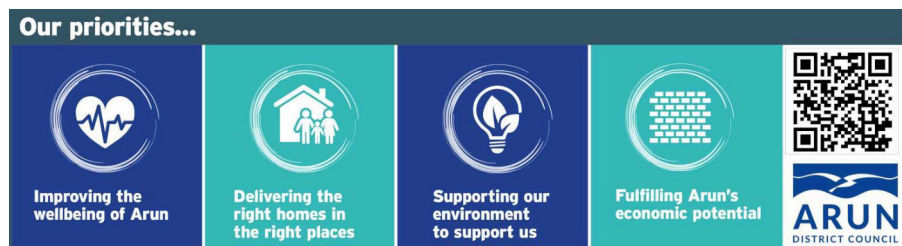
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From: Tim Pearce [REDACTED]
Sent: 07 July 2026 13:45
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

I just wanted to check if we need to commission something new for the arboricultural advice comment in the drainage response?

Sorry, I completely forgot we actually had an Arboricultural Impact Assessment Report done previously that covers these details. Is it just a matter of re-submitting that existing report to clear the comment?

Kind regards,

Tim

From: Tim Pearce [REDACTED]
Sent: 06 July 2026 14:56
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

Hi Harry,

I just wanted to give you an update from our drainage team.

"I have been working through the revised documentation which is now waiting for a QA check before issue later today/tomorrow. It will, however, be missing the following as you are aware:

- *Drainage Byelaws Consent*
- *Statement from tree officer*

If we submit to ADC without these items, are they happy to add them in as they arrive as part of the same consultation?"

Would you be able to let me know your thoughts please, I'm hopeful we can still get these remaining items sort by the end of the week.

I know they have been working with Paul Cann on the Drainage Byelaws Consent.

Kind regards,

Tim

From: Tim Pearce [REDACTED]
Sent: 26 June 2026 11:29
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

Hi Harry,

Thank you for agreeing to the extension.

I have heard back from our arboriculturist, who should be available during the week of July 6th to carry out the review. As a heads-up, the planned re-grading of the ditch sits entirely outside the Root Protection Areas (RPAs) of both the eucalyptus and the walnut tree. Hopefully, she can quickly provide the necessary best-practice guidance to move this forward.

Once received, I will supply both her arboricultural advice and the formal letter confirming that the landowner is undertaking the ditch works as part of their routine maintenance.

I will keep you updated on our progress.

Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 26 June 2026 11:17
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Dear Tim,

We are willing agree this EoT. Please keep me posted on the timeframes for your submission. I will proceed with the expectation that it should be with us by 10/07/26 (end of the second working week).

With regard to the letter concerning routine works to the watercourse, it may be worth submitting both arboricultural advice, and a letter identifying the works can be undertaken as part of the routine maintenance. We will need to consider tree impacts/interference in any event.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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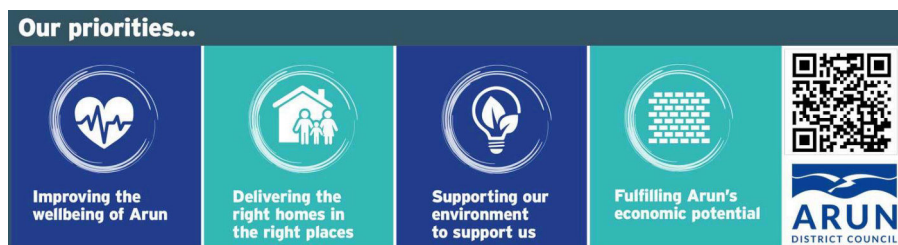
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From: Tim Pearce [REDACTED]
Sent: 24 June 2026 09:17
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

Hope you're keeping well and staying cool in the office!

Our drainage engineers are targeting the week commencing 6th July for the updated drainage information, and they've been liaising directly with Paul Cann regarding the byelaws consent. On the arboriculture side, our consultant is currently on holiday, so I haven't been able to lock down a firm date for her input just yet.

To build in a sensible buffer, could we agree on an extension date of Thursday, 30th July? Our plan is to submit everything to you in the first week or two of July, but the extra time ensures we are fully covered.

Kind regards,

Tim

From: Tim Pearce [REDACTED]
Sent: 22 June 2026 09:53
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

Hi Harry,

Thanks for getting back to me. Quick update on the outstanding pieces:

- **Drainage:** Expecting a date for their updates today or tomorrow.
- **Arboriculture:** Waiting on a confirmed date from her (she was on holiday last week). I will forward her the latest consultation response and comment as soon as she's back.

Let's see what timeline she gives us before we look into the landowner letter for the ditch re-grading. (I do have a signed letter from them ready as a backup if needed).

Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 22 June 2026 09:37
To: Tim Pearce [REDACTED]
Subject: RE: Planning Consultation on: WA/39/26/DOC

Morning, Tim,

Please see the amended consultation response attached.

In respect of the letter from the landowner, I am unclear whether this will satisfy the Engineers, and it is something I would need to discuss with my Line Manager. Let me know about the timelines, and we can go from there.

Harry,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

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From: Tim Pearce [REDACTED]
Sent: 19 June 2026 15:43
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/39/26/DOC

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Hi Harry,

Thank you for the email and for forwarding the drainage engineer's comments. I noticed these were uploaded yesterday and have already sent them to our drainage engineer for review. I have also contacted our arboriculturist regarding the re-grading of the ditch to assess any impact on the tree roots and determine how to safely undertake the work.

Regarding the ditch works, Natalie Biddulph (Flood Risk Management Officer at West Sussex County Council) has confirmed the following:

No formal OWC certification is required from us as LLFA, but we do need ADC Land Drainage Bylaw consent which we are waiting to hear back on (please see the attached email).

I will ask both consultants for their timelines and hope to get back to you early next week.

If the turnaround for the arboriculturist is too long to meet our schedule, we have an alternative option that avoids this requirement entirely. Because West Sussex County Council considers re-grading and de-siltation to be routine maintenance, I can obtain a letter from the landowner stating that the regrading of the ditch will be handled by them as part of their regular land upkeep.

Kind regards,

Tim

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 19 June 2026 14:09
To: Tim Pearce [REDACTED]
Subject: FW: Planning Consultation on: WA/39/26/DOC

Good afternoon, Tim,

Please see the attached consultation response from our Engineers. An objection at this time as they require further information. We are likely willing to give an opportunity to address these comments under this application subject to the timeline for a response being agreeable. Could I ask that you review them and provide a timeline for a thorough response with additional information to address the comments raised?

Once done, we can consider whether we would be willing to accept a response under this application.

Having reviewed the comments, I did spot that one pertained to the works within the watercourse and potential impacts to trees (point 6 of Cond 4). It seems that you provide evidence that the Tree Officer is content with the works needed in the watercourse where they overlap existing root networks. I have asked that this be reworded to seek arboricultural advice generally, rather than specifically from the Tree Officer, as you likely

would not have access to our Tree Officer. Once this has been reworded, I will send it on to you, but in the interest of expediency, the remainder of the comments still need addressing so thought I would send them now for your consideration. I would work on the assumption you will need your Arboriculturist to review the impacts to the trees and so you may wish to discuss with them in working out your timeline.

Any questions, let me know.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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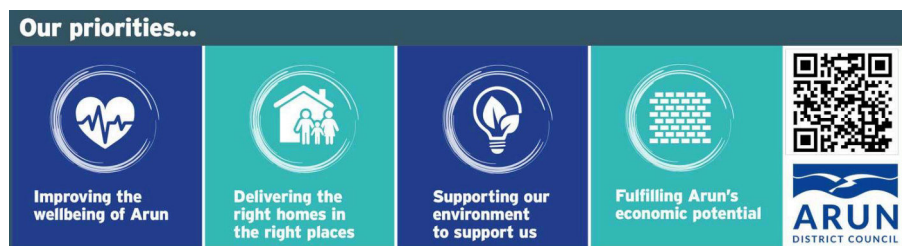
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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 16 June 2026 13:01

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: WA/39/26/DOC

Please find enclosed our consultants response.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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

Sent: 07 May 2026 10:34

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

Subject: Planning Consultation on: WA/39/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/39/26/DOC

Registered: 7th May 2026

Site Address: Longacres Eastergate Lane Walberton BN18 0BA

Description of Works: Approval of details reserved by condition imposed under WA/44/25/PL relating to conditions 3-surface water drainage and 4-discharge of flows to watercourses.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the 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.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **21st May 2026**.

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.

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 Case Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

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

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