

Please upload to the file. Email to Agents re drainage.

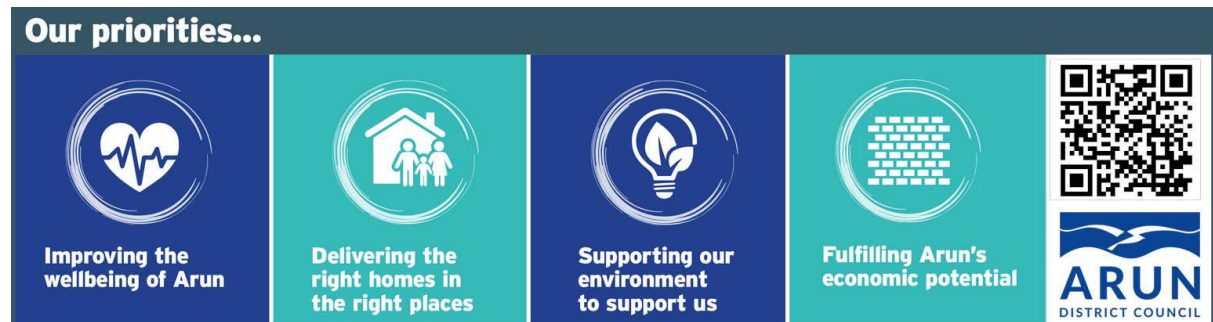
Redacted and un-redacted.

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

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Kathryn Welch
Sent: 09 December 2025 13:52
To: 'Rebecca Hoad' <[REDACTED]>
Cc: 'Halina Wieckowska' <[REDACTED]>
Subject: RE: WA/47/25/DOC Phase 1

Dear Rebecca,

Many thanks for your response, which was passed on to our engineers for review.

They have confirmed that they are not satisfied with the justification provided. The undulations were not part of the original design, nor were they discussed in the Verification Report. Furthermore, there are instances; such as south of 12 and 14 Valance Mead, where similar design conditions can be found, yet the undulations are not evidently present.

The fact that these undulations are so visible leads us to believe they are significantly greater than 15 mm. No evidence has been submitted to demonstrate otherwise.

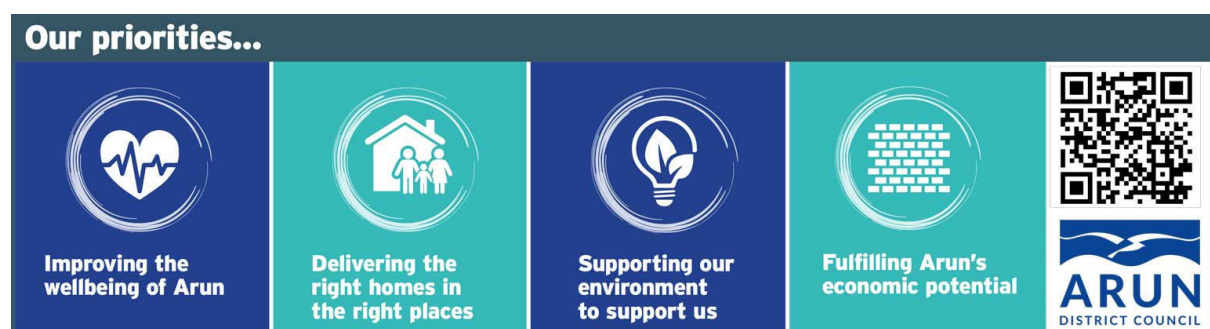
Our engineers have requested that the original design drawings, which specify these undulations, be submitted, and that the Verification Report be amended to allow the verification engineers to confirm that the site is functioning as intended. Could these be forwarded to us no later than the 9 January.

Please note that, following the above amendments, should our engineers raise further objections, this application will likely be determined based on the information already held by the Authority.

Kind regards,
Kathryn Welch
Senior Planning Officer, Planning Department

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From: Rebecca Hoad [REDACTED]
Sent: 04 December 2025 10:45
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Halina Wieckowska <[REDACTED]>
Subject: RE: WA/47/25/DOC Phase 1

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Hi Kathryn,

The response I have received to your email below from Vistry is below.

"An Officer has recently visit site and noticed that the levels along the southern roadway appear to be excessively undulating, please see the attached photos. The drainage engineers have taken a look at these and have queried why there maybe such undulation in the road surface given the levels plan show the road with a gentle slope only."

There is undulation along the road to ensure the levels fall away from level threshold entrances, fall toward garages into the aco channels and fall from the road into the swale. This ensures the road and driveways are adequately drained. The levels vary by a maximum of 15mm.

The independent engineer that has produced the verification report has confirmed *"This is a standard approach for flat areas where undulation is needed to create falls to accommodate surface drainage flows."*

Should you have any specific queries then please do contact Halina from Vistry directly who is copied in to this email.

Kind Regards,
Rebecca Hoad
Associate Planner, MSc MRTPI

[REDACTED]

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

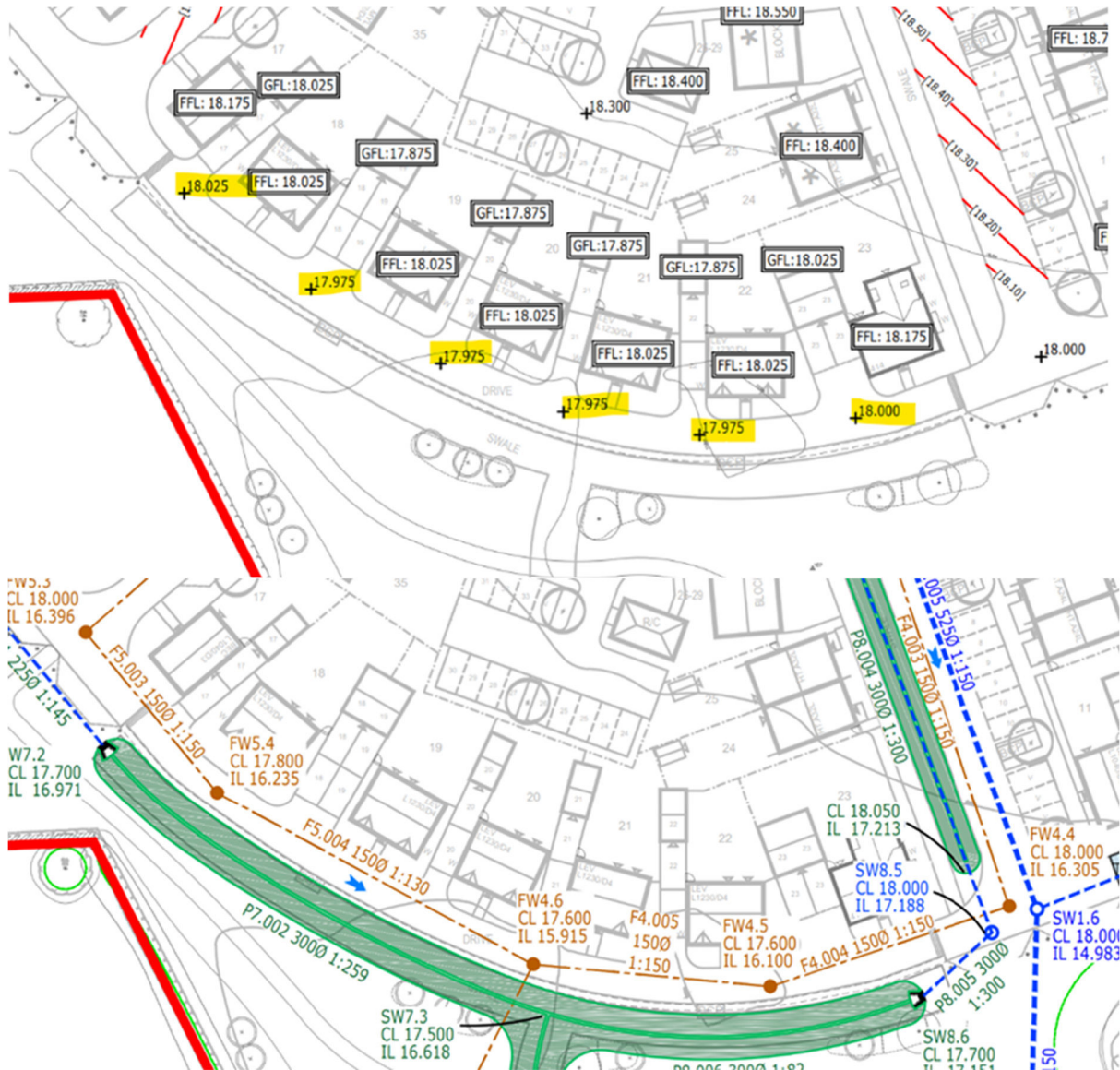
Sent: 20 November 2025 17:03

To: Rebecca Hoad <[REDACTED]>

Subject: RE: WA/47/25/DOC Phase 1

Dear Rebecca,

Just a quick update I believe in relation to Phase 1, which may or may not be drainage related. An Officer has recently visit site and noticed that the levels along the southern roadway appear to be excessively undulating, please see the attached photos. The drainage engineers have taken a look at these and have queried why there maybe such undulation in the road surface given the levels plan show the road with a gentle slope only.



One suggestion is that there is undulation as a result of the cover levels of the MH located in this area, as there appears to be quite a difference between the levels plan and the cover levels. It could also be that the sub layer has failed. I would be grateful if this could be looked into and comments provided, if you have any recent survey data to hand this may also be useful to see.

Many thanks,

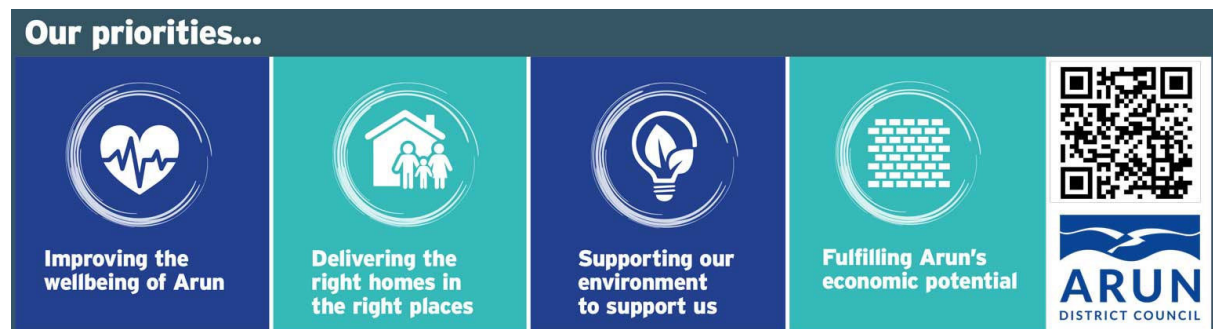
Kathryn Welch
Senior Planning Officer, Planning Department

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From: Rebecca Hoad [REDACTED]
Sent: 17 November 2025 10:00
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: WA/47/25/DOC Phase 1

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Hi Kathryn,

Further to the below, can you please provide an update on this application? It's been over 1 month since information was last submitted so hoping to have an update please.

Thanks

Kind Regards,
Rebecca Hoad
Associate Planner, MSc MRTPI
[REDACTED]

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From: Rebecca Hoad
Sent: 16 October 2025 11:27
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: WA/47/25/DOC Phase 1

Hi Kathryn,

Yes of course no problem. I have refreshed the link as set out below.

[REDACTED]

Please do let me know if WeTransfer is problematic and I can send via a different platform.

Thanks

Kind Regards,
Rebecca Hoad
Associate Planner, MSc MRTPI

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 16 October 2025 10:41
To: Rebecca Hoad <[REDACTED]>
Subject: WA/47/25/DOC Phase 1

Dear Rebecca,

Would it be possible to re-send the link for the additional information in respect of WA/47/25/DOC – Phase 1.

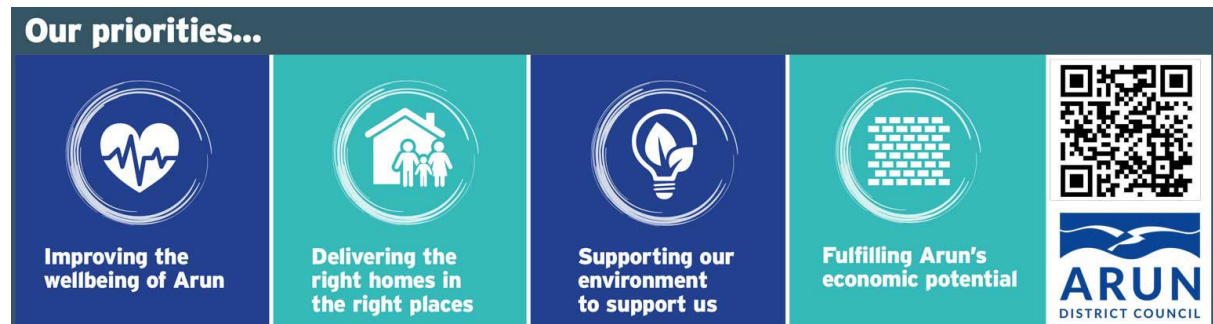
Due to a recent conversion of our storage; to a cloud based system, the previously saved information is now inaccessible and I am unable to process the consultation request to our engineers.

Many thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

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From: Rebecca Hoad [REDACTED]
Sent: 06 October 2025 14:25
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Chris Barker <[REDACTED]>
Subject: RE: WA/106/24/DOC Phase 1

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Hi Kathryn,

Further to my email below, I note that the incorrect comments had been uploaded. Could you please upload the documents in the below link instead, and forward on to the LLFA for comment?

[REDACTED]

Thanks. Any queries then please do let me know.

Kind Regards,
Rebecca Hoad
Associate Planner, MSc MRTPI
[REDACTED]

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From: Rebecca Hoad

Sent: 03 October 2025 09:55

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Chris Barker <[REDACTED]>

Subject: RE: WA/106/24/DOC Phase 1

Hi Kathryn,

Apologies for the delay in coming back to you.

Please find attached the amended information in the below link.

[REDACTED]

Any queries then please do let me know.

Kind Regards,
Rebecca Hoad
Associate Planner, MSc MRTPI
[REDACTED]

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From: Rebecca Hoad

Sent: 30 September 2025 16:00

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Chris Barker <[REDACTED]>

Subject: RE: WA/106/24/DOC Phase 1

Hi Kathryn,

Just to update you, I should have the amended report by COP tomorrow.

Kind Regards

Rebecca Hoad MSc MRTPI

Associate Planner

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 12 September 2025 09:46

To: Rebecca Hoad <[REDACTED]>; Chris Barker

[REDACTED]

Subject: WA/106/24/DOC Phase 1

Dear Rebecca,

Please find attached the latest comments from our drainage engineers. Could I get your comments/additional information by the 1 October at the latest.

Kind regards,

Kathryn Welch

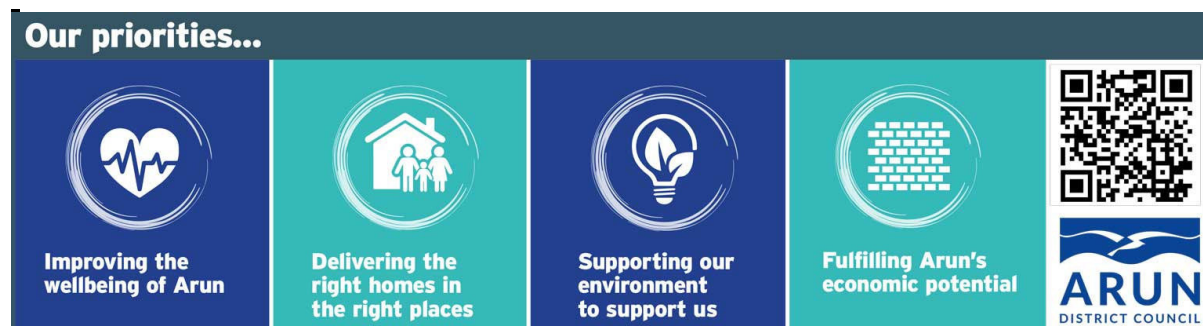
Senior Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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