
FW: LU/193/25/PL Courtwick Park

From Harry Chalk <Harry.Chalk@arun.gov.uk>

Date Tue 03/03/2026 08:26

To Planning.Responses <Planning.Responses@arun.gov.uk>

 3 attachments (2 MB)

H2070- ADG- ZZ- XX- DR- A-9012 - Proposed Site Plan - Plot Boundaries.pdf; H2070- ADG- ZZ- XX- DR- N-9002 - Proposed Site Plan.pdf; Sub Plan Action Sheet (2).docx;

Hello,

Can the attached plans be uploaded as substitute plans in accordance with the attached action sheet please?

No need for re-consultations.

Thanks,

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
www.arun.gov.uk



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From: john.be [REDACTED] >

Sent: 28 February 2026 15:36

To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Cc: Zoe Jackso [REDACTED]

Subject: RE: LU/193/25/PL Courtwick Park

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Afternoon Harry,

Thank you for your email and we note the comments, as requested please find attached the updated site plans, which omits the footpath.

I hope this is acceptable and we to look forward to hearing from you regarding the LLFA comments and other details.

If you should have any queries, please do not hesitate to contact me.

Kind Regards,

John



 6 Pioneer Court | Darlington | DL1 4WD



 www.adgarchitects.co.uk



From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 24 February 2026 15:15

To: john.b [REDACTED]

Cc: Zoe Jackso [REDACTED]

Subject: RE: LU/193/25/PL Courtwick Park

Good afternoon, Jon,

This is a significant change to the already revised drainage scheme with knock-on implications for landscaping/trees and I note the loss of the footpath. I have managed to agree that we will allow the review of this updated information and have sent it off, but I need you to provide updated site plans (site plan and boundary plots plan) that are coherent with the revised drainage scheme. Please note that this will be the last revision of the drainage details we will allow under this application.

Separately, I note the overland flow modelling does not account for any positive drainage. Presumably, this applies to both the existing and proposed overland flood models. In the absence of our engineer's advice to the contrary, to me, the modelling appears to show the proposal would increase the extent and depths of flooding off site, which would be unacceptable. It does not result in the flooding of neighbouring buildings, but that is not the test. The NPPF does not differentiate between increasing the risk of flooding of buildings or other land off-site, it just states 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere'. We will need to see what our engineers have to say in respects of the submitted scheme once they have had time to review it.

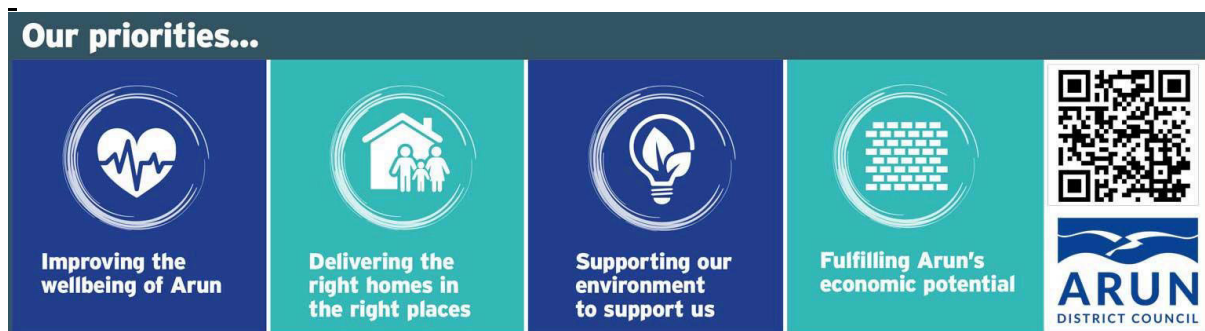
Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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From: john.be [REDACTED] >

Sent: 20 February 2026 13:46

To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Cc: Zoe Jackso [REDACTED]

Subject: LU/193/25/PL Courtwick Park

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Afternoon Harry,

I hope you are well.

In response to your email we have been pushing the Engineers and they have undertake a full review as per your email and in light of this we confirm the following response:

Revised Drainage Strategy drawings attached with layout changes, revised drainage and revised levels.

- Footpath removed from northern edge of estate road to enable road to be pushed north, creating space for foul pumping station on the southern boundary.
- 0.575m wide (125mm kerb width, 400mm verge, 50mm wide pin kerb) hard paved verge added to southern edge of carriageway to provide an offset to the pumping station. Verge is splayed along the front edge of the pumping station so any maintenance vehicle can pull up close to the compound and vehicles can pass on the outside of the bend.
- Foul drainage route revised to suit.
- Road levels revised to get as close to existing levels as possible with consideration for tree route protection zones, notably the larger ones on the southern boundary which encroach within the road footprint.
- Plot 3 floor level reduce and retaining wall added to the rear to drop down to existing ground levels as quickly as possible off the back of the patio.
- Road 2 – turning head – levels drop at 1:20 towards the low spot to the south.

We also attached the revised Post-development Overland Flood Flow drawing 212.

- It should be noted that the flood modelling is an absolute worst case and as noted on the drawing, the model assumes that there is no positive drainage either on site, or off site in the whole area covered by the topographic survey. The model also assumes no infiltration to landscaping or to the proposed permeable surfacing. The model is based on the latest FEH22 rainfall data with climate change allowance.
- There is no flooding of existing or proposed buildings, either on-site or off-site.
- The drawing shows we are utilising the existing low spot north of plots 2 & 3 as temporary flood storage and as mentioned above, we have designed the retaining walls to get down to these existing levels as quickly as the layout permits.
- We have allowed a 100mm kerb face on the southern carriage way edge, and a 1:3 batter up to a bund, top level 49.800m, to retain surface water within the carriageway as highlighted by the light green shading shown on the carriageway in front of plot 3.
- The southern boundary is the existing natural low point of the area both on-site and off-site so water naturally falls to this low point currently.
- The pumping station sits at the highest point of the road and is therefore above any flood water.
- As mentioned above, Road 2 falls towards the north, directing flood water to the natural low spot in the centre of the site.

We note there is now much more purple shading shown in the central low spot of the site of drawing 212 compared to the predevelopment flooding at 211 which demonstrates that we are retaining that displaced flood water within our site. In summary, we have demonstrated that for the worst-case design storm event with climate change, with an unrealistic scenario of all drainage and permeable surfacing being blocked and all existing landscaping saturated, that there is no risk to existing or proposed buildings on-site or off-site. This has been achieved with consideration for all tree root protection zones.

We confirm the engineer is happy to have a Teams meeting with the planning officer and consultees should this be required.

If you should have any queries, please do not hesitate to contact me.

Kind Regards,

John



 6 Pioneer Court | Darlington | DL1 4WD



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