

FW: LU/193/25/PL

From Harry Chalk <Harry.Chalk@arun.gov.uk>
Date Thu 12/02/2026 09:17
To Planning.Responses <Planning.Responses@arun.gov.uk>

 6 attachments (6 MB)

21090 - 200 - P9 Drainage Strategy.pdf; 21090 - 210 - P2 Overland Flood Flow Path.pdf; 2026.02.04 Plot 4 soakaway.pdf; 2026.02.04 Plot 1 & 2 soakaway.pdf; 2026.02.04 Plot 3 soakaway.pdf; Sub Plan Action Sheet (2).docx;

Hello,

Can the attached documents please be uploaded as a substitute and additional documents and the drainage engineers be re-consulted in accordance with the attached action sheet?

Many 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



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: john.bell <[REDACTED]>
Sent: 05 February 2026 09:42
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Zoe Jackson <[REDACTED]>
Subject: FW: LU/193/25/PL

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before clicking or opening.

Morning Harry,

I hope you are well and having a good break.

As discussed we have been liaising with the Engineer and in the end we asked them to provide a 1 in 100 years design for the soakaways. In light of this and in addition to the email sent by Zoe last Thursday 29th at 15:14 with the Groundwater Monitoring I believe we have addressed all concerns raised by the LLFA. The email below is from the Engineer which also provides some background to the designs etc.

I trust this is acceptable and 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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in  

From: Paul Bye [redacted]
Sent: 04 February 2026 09:55
To: john.bell <[redacted]>
Cc: Zoe Jackson <[redacted]>
Subject: RE: LU/193/25/PL

Hi John,

Please see attached revised drawings with the soakaways revised to accommodate the 1 in 100 year storm event with 40% climate change allowance. I've added a line on the soakaway notes within the drawing to show the water level in each of the crates during this event eg. Plot 1 & 2 – peak water depth is 0.77m and the tank is 0.8m deep so all contained within the crate. Drainage calculations for the 30 year and 100 year return periods attached for each of the 3No soakaways.

Drawing 210 Overland Flood Flow Path has had the drawing title revised just to state this is for a 50mm rainfall deluge. To explain, the model takes the proposed finished levels surface and applies 50mm of rainfall over the entire surface. The model therefore assumes the surface is impermeable and that there is no drainage so this is worst case and clearly not reality as we know the ground has good permeability. The colour bands show the depth of flood water where it ponds at the low spots and there is no flood water which will affect the proposed plots on site, or the existing builds on adjacent land. If the LLFA want a specific flood event modelled we can do that also. The flood modelling ties in with the Environment Agency flood maps which shows water trending towards Strawberry Fields (screenshot below).



Kind regards,

Paul



Civil | Structural | Geotechnical

Paul Bye
Associate (Civil Engineering)

Coast Consulting Engineers Limited
7 Silverton Court
Northumberland Business Park
NE23 7RY



www.coastconsult.co.uk

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