
FW: D2134/86 - LU-193-25-PL – Courtwick Park

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

Date Fri 20/03/2026 10:10

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

 1 attachment (202 KB)

LU-193-25-PL - Courtwick Park.docx;

Hello,

Can the attached be uploaded as revised Engineers re-consultation comments please?

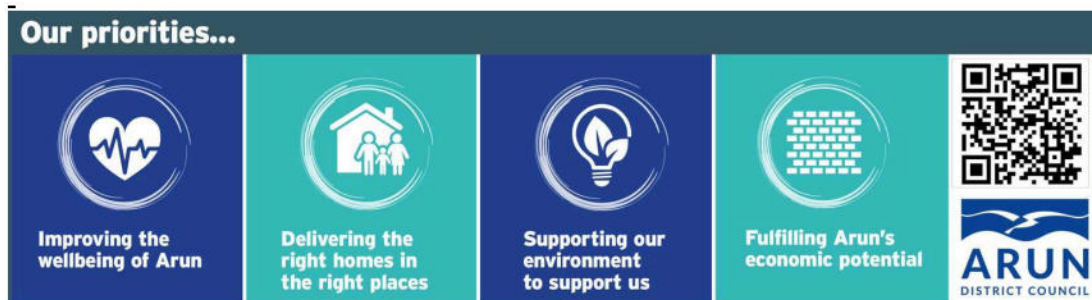
Thank you,

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

Sent: 20 March 2026 09:52

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

Subject: RE: D2134/86 - LU-193-25-PL – Courtwick Park

Hi Harry

Sorry just didn't have time to read Marks response before sending it to you. Anyhow, I asked him to change it to an objection on standard 1. Revised consultation enclosed – no doubt you will arrange for it to be uploaded to the portal.

Apologies for the confusion.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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E: paul.cann@arun.gov.uk

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

Sent: 19 March 2026 13:16

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

Subject: RE: D2134/86 - LU-193-25-PL – Courtwick Park

Hi Paul,

In line with the comments provided in respect of infiltration viability, my understanding is, therefore, that infiltration is likely to be viable on site as a method of drainage based on the results we have, but we have not got enough evidence or certainty that the size/quantum and positioning of drainage features proposed is viable when accounting for the various extents of constraints on the site, known or unknown (TPOs, Made Ground, or areas of flood risk, appropriate strata and buffers etc.).

While I understand that the results we do have indicate infiltration will be viable on site, I would have thought the lack of the raw data/evidence from the investigations being available for interrogation would result in an objection. Certainly, the extent/location of made ground (which could preclude infiltration as stated), seems to give uncertainty as to where on site infiltration will be viable in an already constrained site. Where Mark has stated '[\(unless you feel we should here to capture the comments\)](#),' I think I need reassurance that we are satisfied infiltration will be viable for the proposed scheme which has a fixed layout and many other constraints to contend with. Indeed, stating No Objection subject to conditions to Std 1 seems risky given the extent of known constraints and the awareness of other constraints that are unknown in their extent. I know we are objecting overall, but I'm not clear that we have enough certainty to conclude that infiltration would be viable for this proposal due to its fixed layout and other constraints. Suggesting that Std 1 is acceptable at present subject to conditions, seems risky without a potential for conflict with other matters to be determined under this application.

If this application were to be appealed, we may not get an opportunity to provide additional context at that stage anymore. So, to me, it seems we should perhaps be objecting on Std 1 with the note that infiltration appears to be viable, but that we have insufficient evidence to confirm where on site it is viable, or that the various constraints of the site would allow for the necessary infiltration features to function in the locations currently depicted.

Your thoughts on this would be welcomed. Obviously, I'm not an engineer so perhaps I am overstepping/out of my depth in comprehending this, but I need to be clear on the grounds on which we may end up refusing following the objection.

Thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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

Sent: 19 March 2026 10:51

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

Subject: FW: D2134/86 - LU-193-25-PL – Courtwick Park

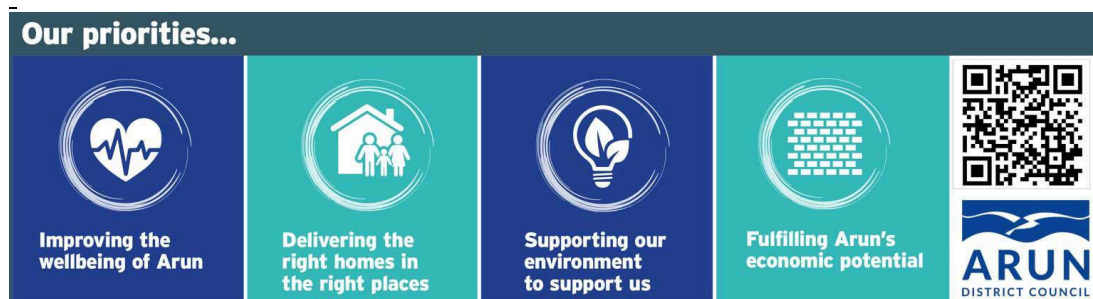
fyi

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Mark Akmenkaln [REDACTED] >

Sent: 19 March 2026 10:47

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

Subject: D2134/86 - LU-193-25-PL – Courtwick Park

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opening.

Paul,

I have provided further commentary below in RED.

Let me know if you need anything else.

Regards,

Mark Akmenkalns FIHE

Managing Director



Civil Engineering and Transport Planning Consultants

D [REDACTED]

[REDACTED] [Chat with me on Teams](#)

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

Sent: 18 March 2026 12:16

To: Mark Akmenkaln [REDACTED]

Subject: FW: Planning Consultation on: LU/193/25/PL

Importance: High

Hi Mark

Are you able to provide some commentary in response to each of the planning officer queries below.

Many thx

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Arun District Council, Civic Centre, Maltravers Rd

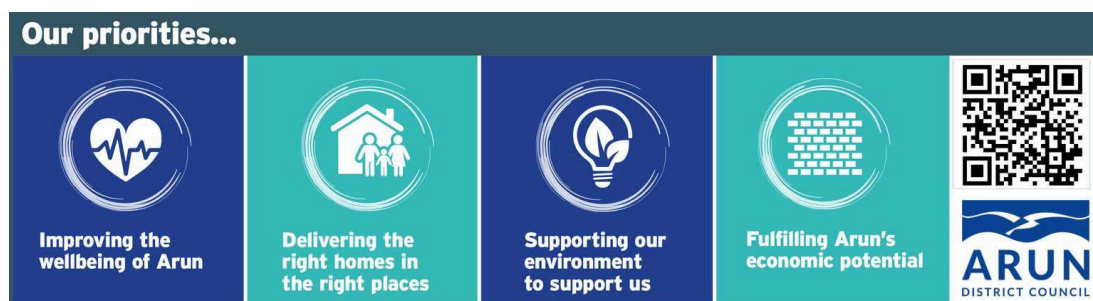
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From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 18 March 2026 12:03

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

Subject: RE: Planning Consultation on: LU/193/25/PL

Hi Paul,

- So, my first query pertains to point 3.3 which concerns the pre- and post-overland flood flow models. From looking at the two, it appears to me that the proposal would be increasing flood risk off-site. It does not appear that any buildings would be impacted, but it seems clear to me that the neighbouring sites parking area would be subject to greater extents and depths of SW flooding. Could we get some clarity on that?
- Whilst these drawings do not have any useful explanation notes to consider, these maps are created using software like Causeway FLOW which provides a tool to apply any given rainfall event on to a 'surface'. Essentially its identical to the way the EA prepare the surface water flood maps. It does not consider urban (brown) rural (green) areas, and where existing/proposed positive drainage would deal with run-off. Therefore, it can only indicate valleys, low points or areas that would be compounded by higher ground, it does not conclude that flooding occurs, but merely where run-off is likely to converge.

The impacts to Strawberry field to the south actually show the post development plume away from the existing building, but otherwise its not much different to the pre-development plume; the greater depth is expected where the new road servers the topography (compounding it), however the new road is positively drained within the site. The low point in Strawberry fields shows there is an existing drainage channel so this area is positively drained. In conclusion there is no cause for concern for 'potential 3rd party impacts'.

- Another query pertains to Runoff Destination and not objecting subject to conditions. The applicant recently updated their soakaway calcs to include 1 in 100 events + CC. Point 0.9 states that they have done this but that we cannot accept the updated calcs before points 0.1-0.8 have been addressed.

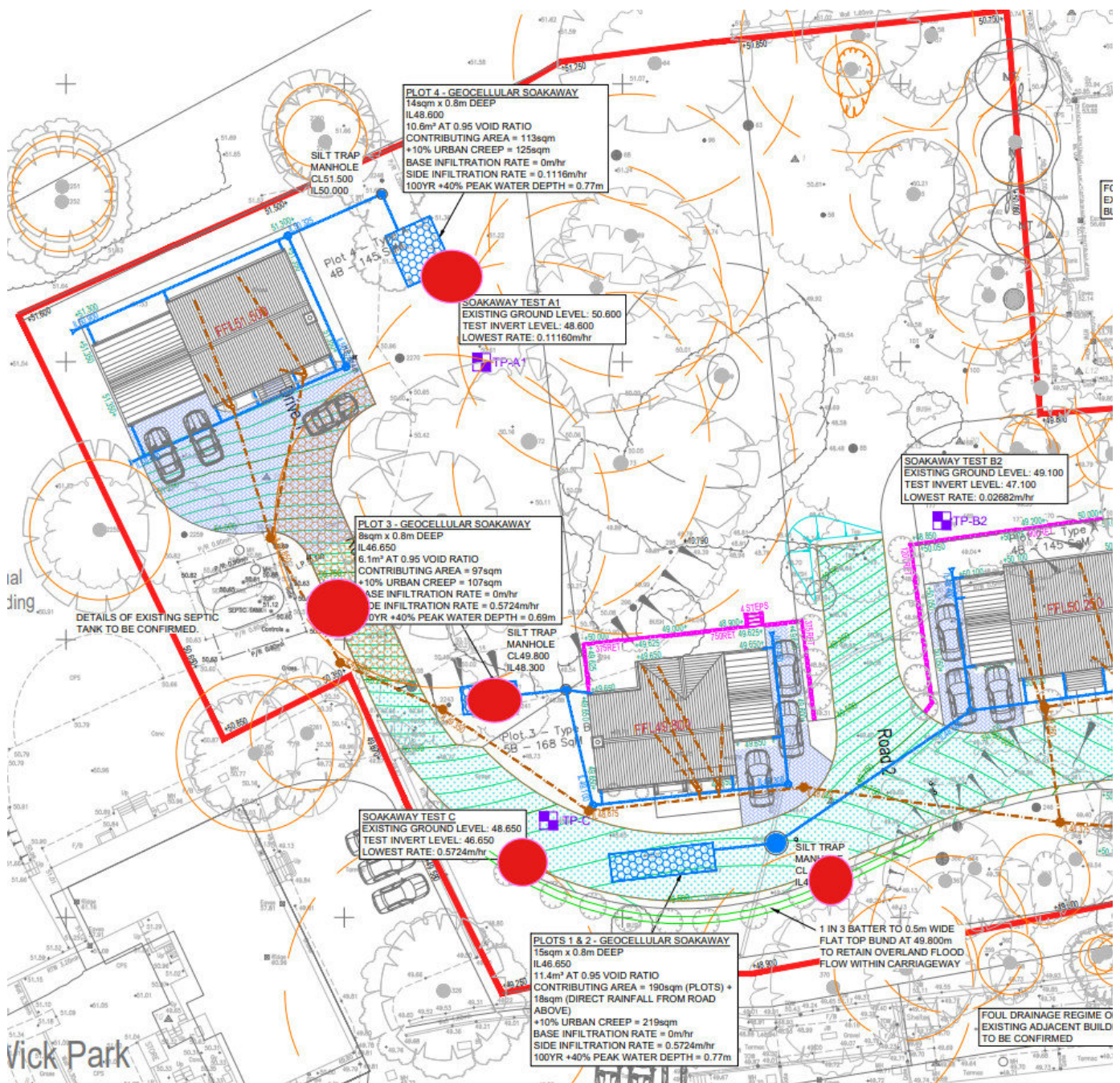
Points 0.2-0.5 seem to identify a lack of evidence/details that play pivotal roles in concluding whether infiltration is viable on site or to ensure features can be appropriately located but then point 1.1 states infiltration is viable and we are not objecting to the runoff destination subject to conditions. I'm not clear why we are not accepting the updated soakaway calcs for the 1 in 100 + CC until points 0.1-0.8 have been addressed if we are happy that infiltration is confirmed to be viable. My thought is maybe the engineers consider infiltration is viable on site, and that there is enough space on site to accommodate the features while avoiding made ground plumes or unfavourable strata which points 0.3 and 0.4 seem to concern, but if that is the case, then why would we not accept the updated soakaway calcs?

The applicant still needs to provide a formal response and evidence to all comments raised. Infiltration appears viable for this site hence not objection to std 1 (unless you feel we should here to capture the comments), however we must ensure they have modelled the worst case scenario and the size/location of each geocellular soakaway is accurate and coordinated with existing TPO trees; drawing 200-P10 shows there are a lot of trees to consider as shown below.

- My last query is just if the engineer could identify the areas where conflicts with trees/landscaping are a concern so that this can be relayed and considered by the Tree Officer/Planners. If the conflicts are broadly all over the place (given how much planting is on site) then I can understand, but in terms of a RFR, I expect harms to TPO trees would be the main concern so if there is a particular concern there, that would be helpful to know.

Extract below from drawing 200-P10:

- There may be an issue with plot 4 soakaway if it gets larger
- There may be an issue with plot 3 soakaway if it gets larger
- There are 3 larger trees where the 'orange' conflicts with the road footprint. Some areas are shown to be 'cellweb' but not all. These need to be checked as they may affect the 'road elevation' and 'permeable pavement' storage.



Any questions let me know. Obviously, this is not my technical expertise, but I need to understand the comments and how they influence our position to ensure any RFR, and report context is well explained and robust enough to be defended if appealed. Especially now we are going to be unable to produce a Statement of Case or further evidence for many appeals.

Thank you,

Harry Chalk, MSc

Senior Planning Officer, Development Management

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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 18 March 2026 11:32
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/193/25/PL

Hi Harry

I am out on site most of today....

Its probably best to email over the queries, I will then try and have a look, and take them up with the consultant if necessary

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk

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-



From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 18 March 2026 11:15
To: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/193/25/PL

Hi Paul,

There are a few points within these comments and the details that I am trying to wrap my head around before writing my report. I spoke to Kathryn about them and she was a little puzzled the same as I, but she acknowledges she may not have the same technical knowledge as the consultant that responded. Would it be possible to have a conversation with you about a few of the points within the response before I do anything with them?

Thank you,

Harry Chalk, MSc

Senior Planning Officer, Development Management

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

Sent: 11 March 2026 11:23

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: LU/193/25/PL

Please find enclosed our consultants response, an objection in respect to Standard 3 of the National Standards for SuDS.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 February 2026 09:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: LU/193/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

Application No: LU/193/25/PL

Registered: 26th September 2025

Site Address: Court Wick Park Courtwick Lane Littlehampton BN17 7PD

Grid Reference: 501910 103745

Category: Plan Applicat'n

Description of Works: Proposed residential development for 4 houses and associated landscaping. This application may affect the setting of a Listed Building and is in CIL Zone 2 (CIL liable as new dwellings).

I am able to inform you that I have received an amendment to the above application dated 12th February 2026 relating to:- Substitute drainage strategy and additional calcs

If you should wish to make further representations as a result of this amendment, please make any further comment by **5th March 2026**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Harry Chalk

Planning Case Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

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

DX 57406 Littlehampton

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