

Breezie Allwright

From: Harry Chalk
Sent: 03 December 2025 15:57
To: Planning.Responses
Subject: FW: LU/193/25/PL - Courtwick Park, Courtwick Lane
Attachments: H2070- ADG- ZZ- XX- DR- L-9002 - Proposed Site Plan.pdf; H2070- ADG- ZZ- XX- DR- C-9012 - Plot 4.pdf; H2070- ADG- ZZ- XX- DR- C-9010 - Plot 3.pdf; H2070- ADG- ZZ- XX- DR- D-9011 - Plot 1&2.pdf; LLD2799-ARB-REP-001-02-AIA.pdf; LLD2799-ECO-REP-005-00-C&I.pdf; Sub Plan Action Sheet (2).docx; LLD2799-ECO-LET-001-00.pdf

Hello,

Can the attached documents please be uploaded to the above application in line with the attached sub plan action sheet? Can the ecologist then be re-consulted for 7 days as stated also.

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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Our priorities...



From: john.bell < [REDACTED] >

Sent: 24 November 2025 15:17

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

Cc: Zoe Jackson < [REDACTED] >

Subject: RE: LU/193/25/PL - Courtwick Park, Courtwick Lane

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Afternoon Harry,

I hope you are well.

As previously discussed and in line with various emails please find attached the following details:

Plots 1 and 2 – Drawing updated to show 3m x 6m garage

Plot 3 – Drawing updated to show 3m x 6m garage

Plot 4 – Drawing updated to show 6m x 6m garage

Proposed Site Plans – Showing the updated garages

Updated AIA and Potential Roost Feature Inspection – I would note the reports have been updated to confirm no further bat surveys would be required as discussed.

in relation to the Great Crested Newts, I confirm the Ecologist has confirmed the following statement:

"Site surveys were carried out on 10th March 2023 and 23rd May 2025. As the ponds were found to be dry during both visits, a score of 0.1 was assigned for the HSI assessment on this factor.

Considering the timing of these visits, it suggests that the pond is highly unsuitable for breeding GCN. We feel that this fact, in combination with the absence of local records for GCN and the urban location of the site, means that further surveys are not necessary.

In order to mitigate against the risk of any GCN being present on site, sensitive vegetation clearance will be carried out under ECoW supervision, with remaining vegetation maintained at a low height to prevent the site returning to a suitable condition. Additionally, a mitigation strategy is in development for the reptiles on site, this will include a vegetation buffer which will also serve as suitable habitat for any amphibians, including GCN, which may be on site. Should any GCN be identified during the construction phase, all works shall cease whilst Natural England is contacted."

I confirm the Ecologist is updating his report to include this statement, but I trust this addresses the issues raised. If you should have any queries, please do not hesitate to contact me.

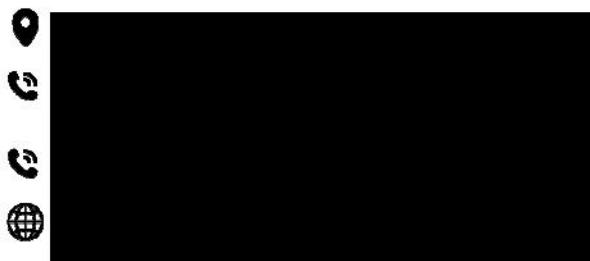
Kind Regards,

John



John Bell

Managing Director



in f

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

Sent: 20 November 2025 09:09

To: john.bell [REDACTED]

Cc: Zoe Jackson <[REDACTED]>
Subject: RE: LU/193/25/PL - Courtwick Park, Courtwick Lane

Hi Jon,

I note the increased garage widths but that they remain short of the 3mx6m standards and 6mx6m standards. I assume that increasing their lengths may prejudice the external parking provisions for some of the plots such as plot 3. However, both the original and amended site plan provided don't appear to be scaling correctly so I am unable to measure the dimensions of the original parking space arrangements or how the garage amends have impacted external parking. Could you please provide me with a copy of the original site plan and the amended one that can be scaled and send them through to me?

If it is not possible to increase the sizes of the garages without prejudicing the 3 No. external parking spaces for each of the plots, it may be best to avoid the increase garage dimensions altogether. External parking spaces should be 2.5m x 5m respectively.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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Our priorities...



From: john.bell [REDACTED]
Sent: 14 November 2025 16:07
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Zoe Jackson <[REDACTED]>
Subject: RE: LU/193/25/PL - Courtwick Park, Courtwick Lane

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Afternoon Harry,

I hope you are well.

As requested please find attached the updated plans and elevations for Plots 1, 2 and 3 as discussed. I hope these are acceptable and if you should have any queries, please do not hesitate to contact me.

Kind Regards,

John



From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 11 November 2025 08:14
To: john.bell <john.bell<john.bell><john.bell>>
Cc: Zoe Jackson <Zoe.Jackson<Zoe.Jackson><Zoe.Jackson>>
Subject: RE: LU/193/25/PL - Courtwick Park, Courtwick Lane

Hi John,

Understood.

Thank you for sending the site plan through. As discussed previously, we will require amended floor plans and elevations to corroborate the amendments, ensure the plans are coherent, and ensure there are no conflicts with other components such as the first-floor side window at Plot 3 identified over the phone.

Please keep me posted on the progress of this.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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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



From: john.bell <[REDACTED]>

Sent: 10 November 2025 20:38

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

Cc: Zoe Jackson <[REDACTED]>

Subject: RE: LU/193/25/PL - Courtwick Park, Courtwick Lane

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Evening Harry,

I hope you are well.

Thank you for your email regarding the S106 agreement, I have a meeting with the client later this week to discuss and will revert back. As suggested I think it would be useful to await further comments from the tree officer and drainage engineers.

As discussed we have attached an updated site plan which has adjusted the garages to Plots 1, 2 and 3 to the correct dimensions to suit the Council guidelines, the change was minimal but useful to show. In addition to this the ecologist is returning to site this week to conclude a review of the trees in question so they can provide a succinct response to the queries raised and hopefully mitigate any concerns.

I trust this acceptable and happy to jump on a call to discuss the application if needed.

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

Kind Regards,

John



John Bell

Managing Director



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www.adgarchitects.co.uk



From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 31 October 2025 12:04
To: john.bell <[REDACTED]>
Subject: LU/193/25/PL - Courtwick Park, Courtwick Lane

Dear John,

Following our conversations last week, can you confirm whether you wish me to instruct our Legal Services Team to arrange a S.106 agreement and undertaking to secure the relevant Biodiversity Net Gain features proposed?

Please note, that the instruction and the progress of the undertaking will incur fees, and we are yet to hear from all relevant consultees, including the Tree Officer and Drainage Engineers, nor have we received the further technical information on protected species from yourselves at this time. It may be prudent to postpone the instruction at this time to avoid any undue costs.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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