

Breezie Allwright

From: Harry Chalk
Sent: 08 December 2025 14:59
To: Planning.Responses
Subject: FW: LU/193/25/PL - Courtwick Park, Courtwick Lane
Attachments: H2070- ADG- ZZ- XX- DR- A-9012 - Proposed Site Plan - Boundary Plots 08Dec25.pdf

Hello,

Can the attached plan be uploaded to the above application as an additional plan please?

No re-consultation needed.

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: john.bell <[REDACTED]>
Sent: 08 December 2025 14:08
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.

In a follow up to your email last week we have been liaising with the Arborist and we can provide the following details:

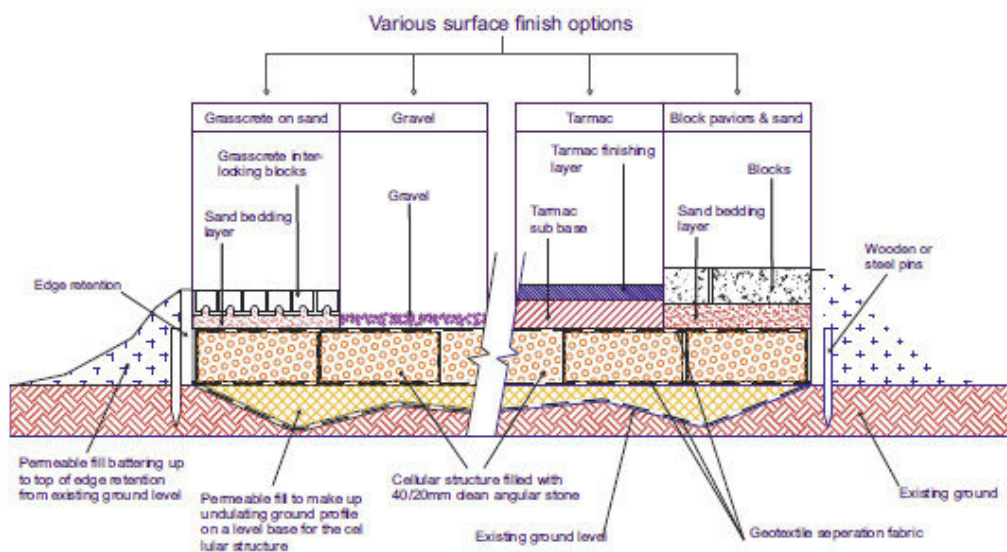
Query 1 – Please find attached drawing 9012 which identifies the boundary lines for each plot, I confirm this correlates with the landscape plan and also has been addressed within the latest tree report to explain how the boundaries are installed.

Query 2 – In the tree report, recommendations section 7.4 this is itemised in the AIA section 3.0 the method statement. The process we have outlined is in line with the processes and methods detailed within BS5837. In short; a no dig permeable service is installed by not digging into the ground, turf can be removed under supervision, and then the permeable layers are built up as dictated in BS5837.

Please see below an image indicating the process involved.

Purpose

SGN 9 describes the practical requirements for installing new surfacing and upgrading existing surfacing in RPAs, based on the recommendations in BS 5837 (7.4).



Illustrative specification for no-dig cellular confinement surfacing with examples of finishing options.

Note: The final design must be site specific and detailed by an appropriate specialist

BS 5837 recommends that three-dimensional cellular confinement systems are an appropriate sub-base for installing surfacing in RPAs. Most products are made from heavy-duty plastic that is pulled apart to open into cells. These are then filled with washed stone, after the product is spread over the ground and pinned in place. This forms a base layer that acts as a floating raft, spreading the load across the whole construction width. The base layer can be topped with a variety of finishes as illustrated in the cross-section.

Product suppliers: Protectaweb 3D cellular confinement product - <https://wrekinproducts.com>

I hope the attached answers your comments and if you should have any queries, please do not hesitate to contact me.

Kind Regards,

John



John Bell
Managing Director



6 Pioneer Court | Darlington | DL1 4WD



in  

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

Sent: 03 December 2025 16:13

To: john.bell <[REDACTED]>

Cc: Zoe Jackson [REDACTED]

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

Good afternoon, John,

I've just got off the phone with Zoe and had a couple of queries for yourselves while we are awaiting consultation comments.

1. Could I request clarification as to the intended plot boundaries? I note the hard landscaping plan has close boarded fencing illustrated to designate what I assume are the intended gardens. Noting the report for the previous decision found harm in plots having gardens heavily dominated by mature and protected trees. However, the proposed site plan isn't clear what the extents of the residential plots would be. I think it would be helpful to firstly clarify the extents of the plots, but to also seek a plan shading the dedicated residential plot areas so that we can consider whether restrictions to things like PD rights would be necessary. I.e. if one of the gardens of the plots encloses an abundance of TPO trees, do we need to restrict outbuildings/hard surfacing etc.
2. My second query pertains to the 'No Dig' construction methods proposed for the road, particularly within T09's RPA. I am unclear how permeable asphalt/block paving could be installed without excavation or alteration to land levels within the RPA as identified. Some clarity on this would be appreciated.

Please provide a response by the end of the week.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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E: harry.chalk@arun.gov.uk

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From: john.bell <[REDACTED]>
Sent: 26 November 2025 17:56
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,

Thank you, for your email and I confirm we happy with the extension of time proposed.

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

Kind Regards,

John

 **John Bell**
Managing Director

 6 Pioneer Court | Darlington | DL1 4WD



From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 26 November 2025 15:40
To: john.bell [REDACTED]
Cc: Zoe Jackson <[REDACTED]>
Subject: RE: LU/193/25/PL - Courtwick Park, Courtwick Lane

Afternoon, John,

I will look to have all you have sent through uploaded and issue a re-consultation to our ecologist once I have had a measure up and checked of the site plan. Could I request an extension of time until 12/12/25 for the moment? I anticipate that we will need longer to account for consultations and since the S.106 would need to be drafted and agreed once the drainage comments have come through (provided they are positive), but for the moment it gives us scope to press on with the application in time.

Kind regards,







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From: john.bell [REDACTED] >
Sent: 26 November 2025 11:00
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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Morning Harry,

I hope you are well.

My apologies the drawing is A0 and not A1, I hope this resolves the issue and if you should have any queries, please do not hesitate to contact me.

Kind Regards,

John



John Bell
Managing Director



6 Pioneer Court | Darlington | DL1 4WD



in  

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

Sent: 25 November 2025 14:09

To: john.bell [REDACTED] >

Cc: Zoe Jackson [REDACTED]

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

Hi John,

The proposed site plan provided still does not appear to scale correctly. Please confirm if you are having the same issue and resolve this as soon as possible.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

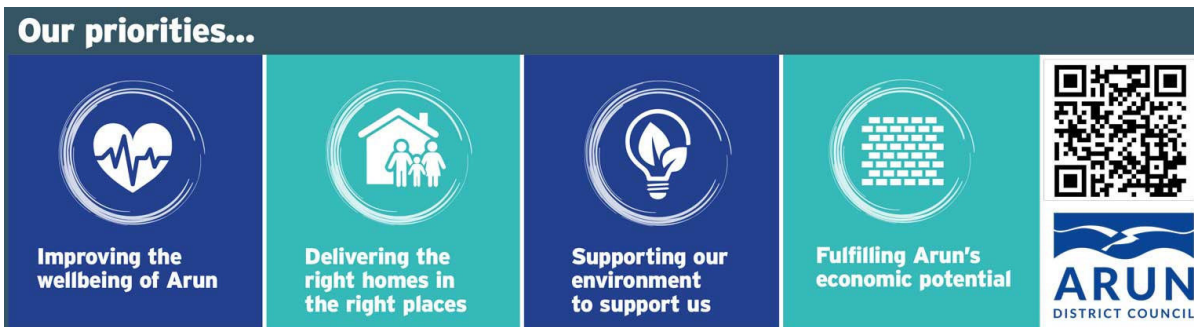
T: 01903 737577

E: harry.chalk@arun.gov.uk

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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




6 Pioneer Court | Darlington | DL1 4WD




in  

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

Sent: 20 November 2025 09:09

To: john.bell 

Cc: Zoe Jackson <

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

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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



John Bell
Managing Director



6 Pioneer Court | Darlington | DL1 4WD



[REDACTED]



[REDACTED]



[REDACTED]

in

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 11 November 2025 08:14
To: john.bell <[REDACTED]>
Cc: Zoe Jackson <[REDACTED]>
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.

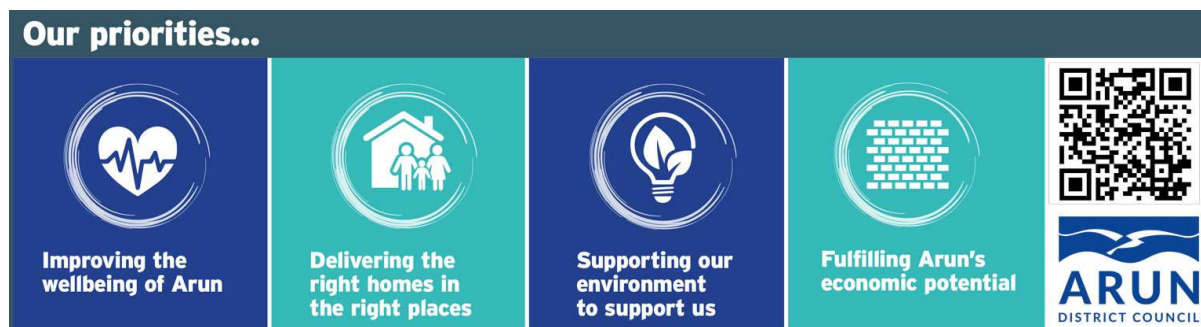
Kind regards,

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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




6 Pioneer Court | Darlington | DL1 4WD



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

Sent: 31 October 2025 12:04

To: john.bell <

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?

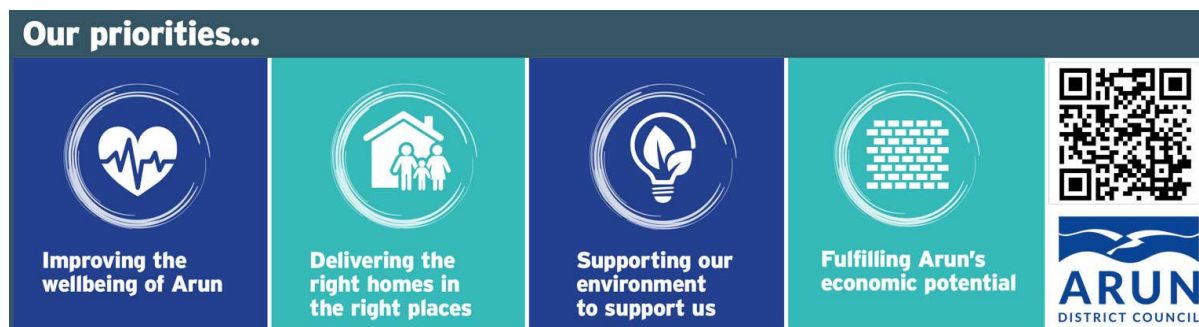
Please note, that the instruction and the progress of the undertaking will incur fees, and we are yet to hear from all relevant consultees, including the Tree Officer and Drainage Engineers, nor have we received the further technical information on protected species from yourselves at this time. It may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