

25th August 2026

EG/487224/jfd

Nigel & Sara Rawlins
The Chapel Apartment
Barton Manor
Barton Close
West Sussex
PO21 4FH

Dear Nigel/Sara

Land North of Nyetimber Lodge

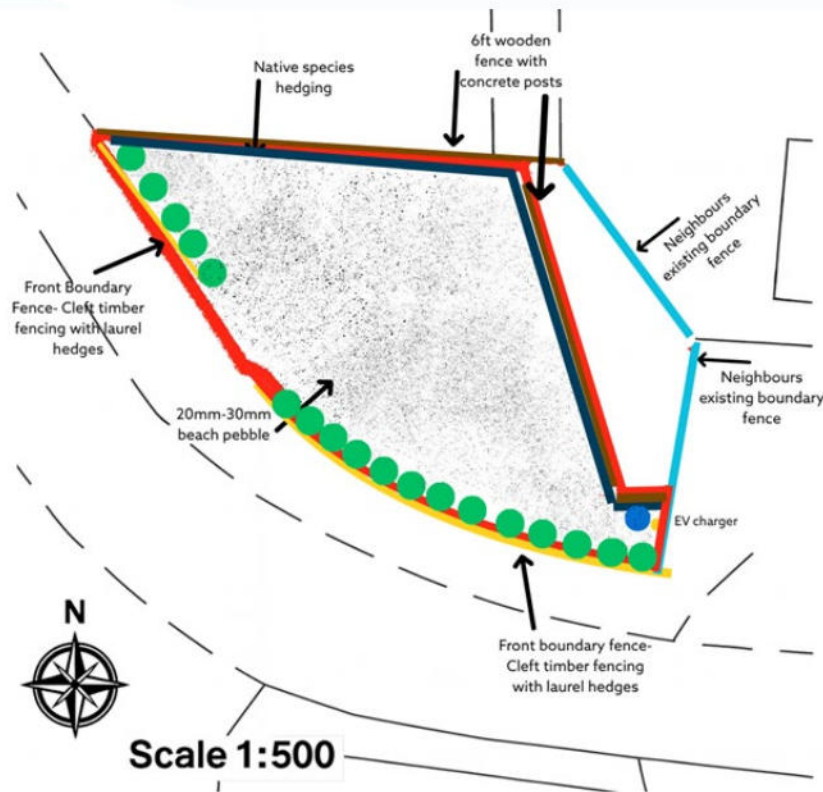
Cowan Consultancy were asked to carry out a desk study to determine if there was likely to be a water course beneath the car park area as shown below outlined in red:



Cowan Consultancy Limited

3 Turnberry House, 4400 Parkway, Whiteley, Hampshire PO15 7FJ

Also at: Landguard Manor, Landguard Manor Road, Shanklin, Isle of Wight PO37 7JB.



The information appended to this report would appear to show that the storm water run off ditch has been infilled to create the car park area as noted above. This will have affected the storm water drainage regime of the local area, as there are a significant number of ditches, ponds and water courses in the area which obviously deal with incoming storm water runoff from the local area likely including roads, hardstanding's and possible building roofs. Any reduction in the storm water storage volume could potentially lead to flooding which otherwise would not occur. Any infilling of existing storm water land drainage ditches or watercourses, i.e. by a car parking area constructed directly over the storm water ditch, would need to be permitted by the local land drainage department of the local authority.

We also obtained the local Southern Water sewer mapping (Appended to this report). This shows that the area in question has no storm water sewers.

Geotechnical mapping was also consulted and this shows that the car park site and surrounding areas are underlain by River terrace deposits underlain by London Clay. Borehole mapping was also consulted and confirmed that in this area there is Clay soil present.

The lack of storm sewers in an area would usually indicate that local buildings utilise storm water soakaways to deal with their storm water discharge. The geological findings showing likely clay subsoil would usually mean that soakaway type

drainage would be ineffective. When you combine these findings for this area it would indicate that the local land drainage/storm water ditches/watercourses are used in this area to deal with the local storm water runoff and as noted above infilling any existing storm water structures is undesirable.

Yours sincerely



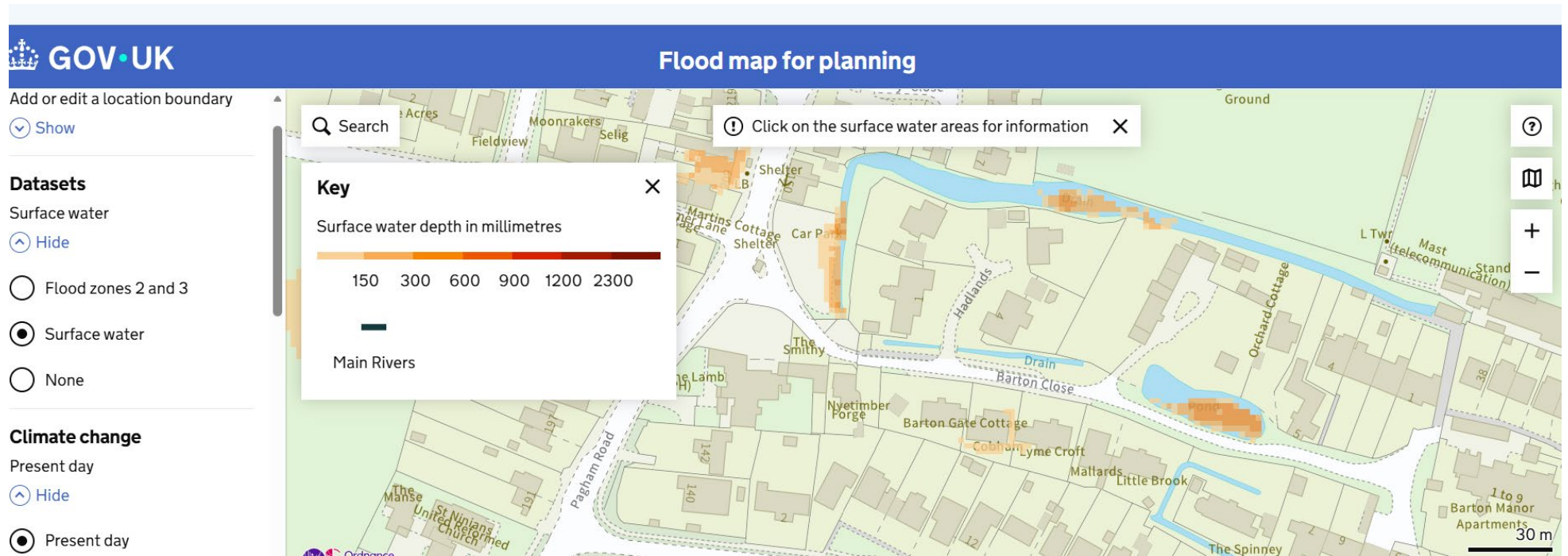
SignatureDate: 25/08/26
ELVIN GOMERY BENG
For and on behalf of Cowan Consultancy Ltd

APPENDIX

Desk Study information gleaned on the local storm water system:



Photo of the ditch/watercourse with which shows that it stops to the North of the carpark. The house/window that can be seen in the background belongs to Nyetimber Forge House and the fence seen is the rear of the area sectioned off to create the carpark.



Extract from the local area surface water flooding map showing that surface water flooding in this area is an issue. Any infilling of storm water storage ditches or watercourses would force water elsewhere due to a reduction in effective storm water storage volume.



Extract from 1944-1975 historic mapping showing storm water storage ditch/drain connecting to Barton Close, i.e. the car parking area appears to have infilled the storm water ditch/drain in this area.

Maps home > Ordnance Survey > National Grid maps, 1944-1975



Extract from 1944-1975 historic mapping showing storm water storage ditch/drain connecting to Barton Close, i.e. the car parking area appears to have infilled the storm water ditch/drain in this area.

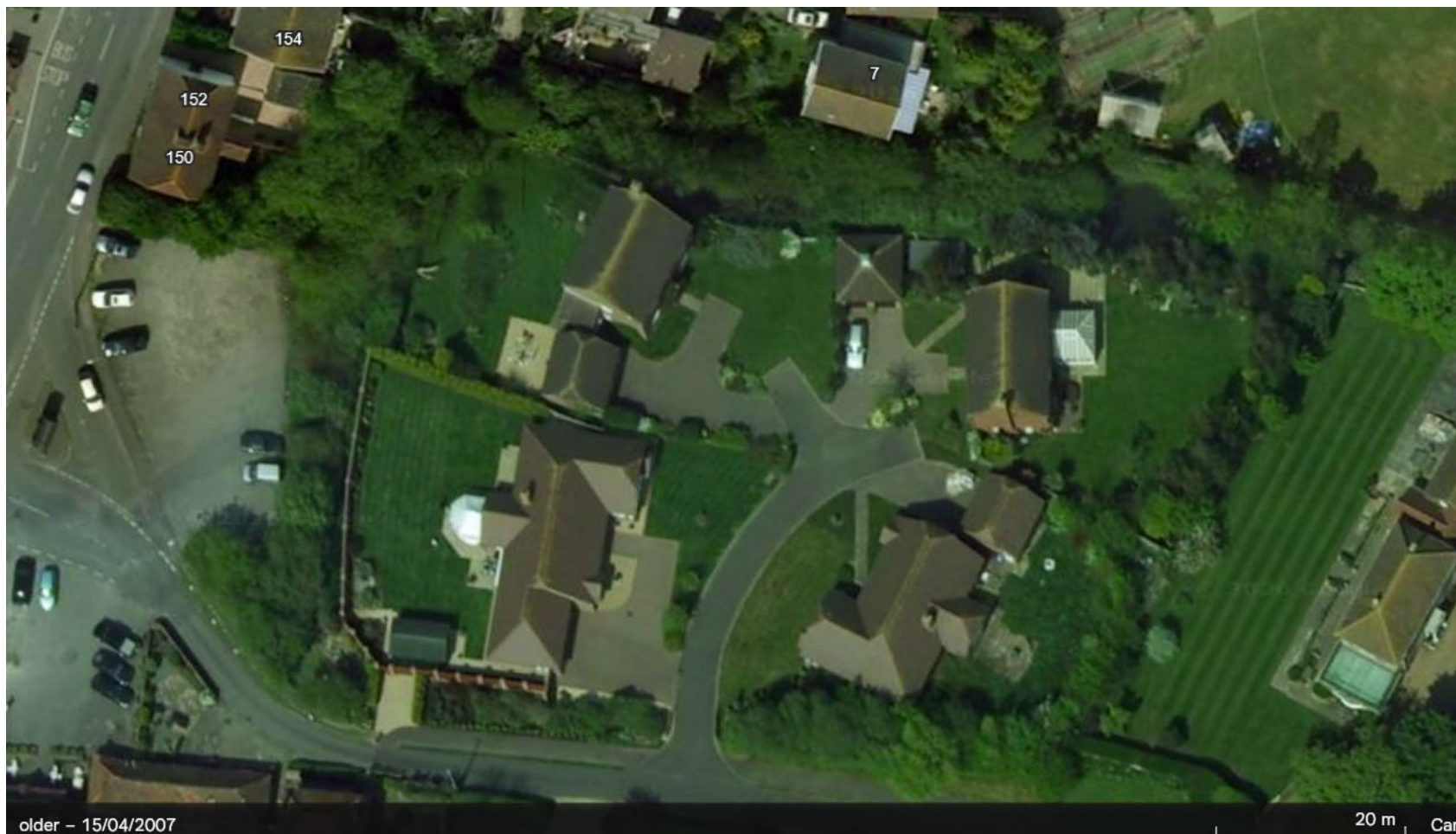
Maps home > Ordnance Survey > Air Photo Mosaics, 1944-1950



Extract from 1944-1950 Aerial photograph showing storm water storage ditch/drain connecting to Barton Close, i.e. the car parking area appears to have infilled the storm water ditch/drain in this area.



2001 Aerial image from Google earth appearing to show watercourse continuing to Barton Close



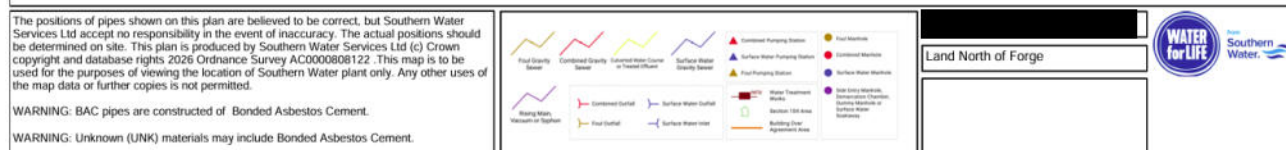
2007 Aerial image from Google earth appearing to show watercourse continuing to Barton Close



2022 Aerial image from Google earth appearing to show watercourse continuing to Barton Close



2023 Aerial image from Google earth appearing to show watercourse infilled and vegetation removed to construct car parking area



Local sewer mapping showing no storm water sewers in the area indicating the importance of the local storm water ditches/drains/watercourses



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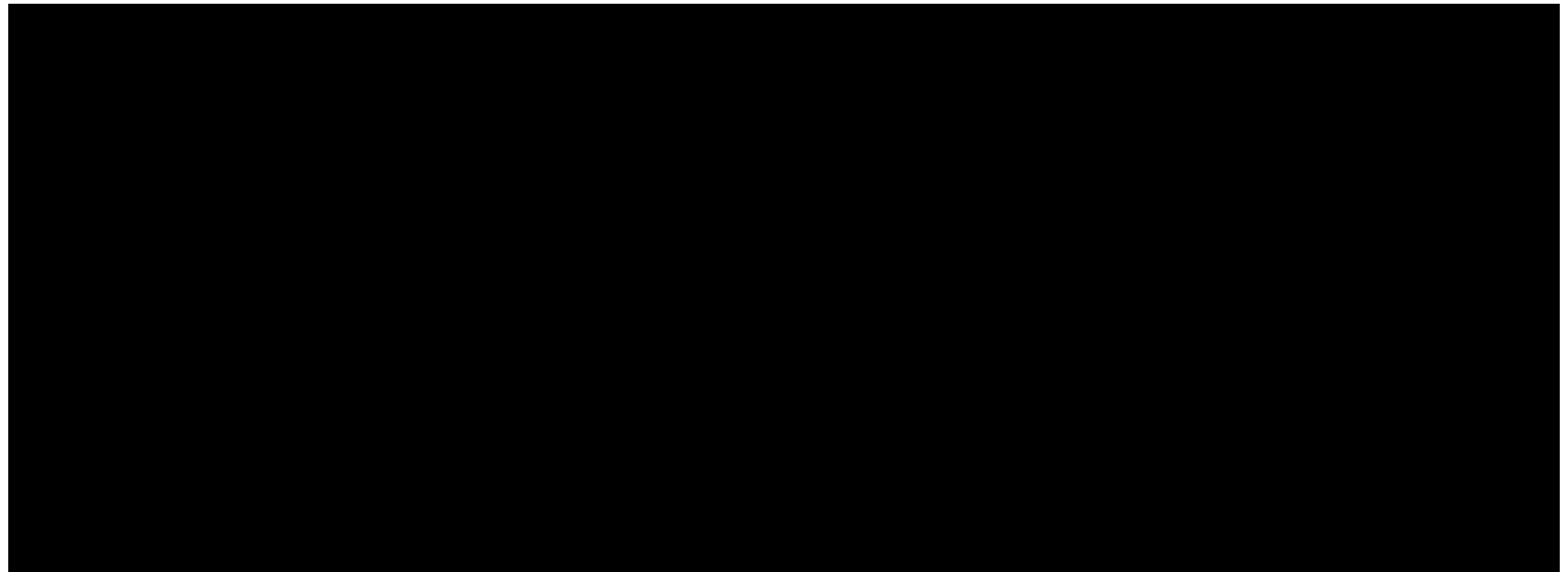


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From: [REDACTED]
Sent: 26 August 2026 12:46
To: Carley Lavender <Carley.Lavender@arun.gov.uk>; Committees <Committees@arun.gov.uk>
Cc: Freya Clewley <Freya.Clewley@arun.gov.uk>
Subject: FAO PLANNING COMMITTEE (MEETING 24/08/2026) P/66/26/PL and P/165/25/PL (withdrawn)
Importance: High

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon, Carley,

Many thanks for confirmation that you have forwarded our email and attachments onto the Planning Department. I refer to the attached Watercourse Report, which we would very much appreciate you would pass onto the Planning Department in preparation for the Committee Meeting tomorrow, 27th August at 14:00 hours. Thank you, Carley, and would you please let me know this has been actioned by email? I have cc'd Freya Clewley, the Case Officer, into this email for her information too.

Kind regards,
Sara Rawlins

From: Carley Lavender <Carley.Lavender@arun.gov.uk>
Sent: 24 August 2026 15:00
To: [REDACTED] Committees <Committees@arun.gov.uk>
Subject: RE: FAO PLANNING COMMITTEE (MEETING 24/08/2026) P/66/26/PL and P/165/25/PL (withdrawn)

Dear Sara and Nigel,

Thank you for your email received today.

I have forwarded your email and its attachments on the Planning department as it will be that team that deals with this type of contact.

Best,

Carley

Carley Lavender
Committee Services Officer,

E: carley.lavender@arun.gov.uk
T: 01903 737547

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Our priorities...



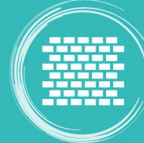
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From: [REDACTED]
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To: Committees <Committees@arun.gov.uk>
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Dear Councillors,

Please see attached our objections and professional statements regarding (P/165/25/PL withdrawn) and P/66/26/PL, to include our Town Planner and Heritage Statement. We sincerely hope you will support a refusal on this matter, which has caused serious problems for the village and Barton Close itself.

Best regards,
Sara & Nigel Rawlins

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