

[REDACTED]

From: Hebe Smith
Sent: 16 October 2026 14:46
To: Planning Scanning
Subject: FW: LU/157/26/PL - Wick Football Club

[REDACTED]

[REDACTED]

[REDACTED]

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Our priorities...



From: Neil Boddington [REDACTED]
Sent: 16 October 2026 14:41
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Re: LU/157/26/PL - Wick Football Club

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Thanks so much Hebe. Agreed EoT to 20nov

Regards
Neil
Sent from my iPhone

On 16 Oct 2026, at 11:52, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good morning, Neil,

Apologies for the delay in response. Following internal discussions, we have agreed that an extension of time can be sought on this application to explore our options further with regard to drainage. I will therefore be sending this response over to our engineers for further comment, and raising the possibility of requiring any further details to be dealt with via condition.

Please could you confirm if an extension of time until 20 November would be acceptable? If you could get back to me by Monday, that would be much appreciated.

Kind regards,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

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<image001.jpg>

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<image002.jpg>

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<image003.jpg>

<image004.jpg>

From: Neil Boddington [REDACTED]
Sent: 06 October 2026 16:44
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Fwd: LU/157/26/PL - Wick Football Club

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Hebe

Response from our engineers

Regards

Neil

Begin forwarded message:

From: Darryl Kelly [REDACTED]
Subject: LU/157/26/PL - Wick Football Club
Date: 6 October 2026 at 16:39:25 BST
To: Neil Boddington <[REDACTED]>, Katherine Rose [REDACTED]
Cc: Nathaniel Leney at S&C Slatter Ltd [REDACTED]

Hi Neil/Nathaniel,

Thanks for providing the response from the planners. I have copied in Katherine, who produced the FRA and Drainage Strategy for the site, for her comments as well.

From a ground investigation/geotechnical perspective, I think there is sufficient information within our report to justify why infiltration has not been adopted as the preferred drainage solution.

1. The Council has acknowledged that discharge to the surface water sewer represents an acceptable alternative where infiltration is demonstrated to be unsuitable, and has indicated that any further ground investigation could potentially be dealt with by condition on this basis.
2. No groundwater was encountered within any of our boreholes, which extended to a maximum depth of 5.45 m bgl. We acknowledge within the report that groundwater levels may rise within the permeable River Terrace Deposits during wetter winter months. However, I do not think groundwater level is the principal constraint to infiltration at this site.
3. Indicative infiltration testing at 1.0 m bgl demonstrated that the shallow cohesive River Terrace Deposits are effectively impermeable. The Council has suggested that potentially permeable soils may occur at approximately 1.5–2.0 m bgl; however, our investigation generally encountered cohesive River Terrace Deposits to depths of approximately 1.5–2.3 m bgl, beneath which more permeable granular deposits were encountered.
4. More importantly, our investigation identified evidence of potential chalk dissolution features. Consequently, we have recommended that the proposed pitch incorporates a sealed base to minimise uncontrolled infiltration and that surface water is directed to a positive drainage outfall. Concentrated infiltration into the underlying granular deposits/chalk could create or reactivate dissolution features and consequently increase the risk of ground instability.

5. Whilst our report acknowledges that further BRE 365 compliant testing would be necessary if soakaways were to be pursued, it also recommends that any infiltration system is located remote from the pitch and at least 20 m from foundations, structures and boundaries due to the identified dissolution risk. Given the site constraints, there appears to be limited practical opportunity to accommodate such a system.

On this basis, I would question whether further infiltration testing and winter groundwater monitoring would materially alter the drainage strategy. Even if suitable infiltration rates and groundwater clearance were demonstrated, the identified chalk dissolution risk would remain and would continue to make concentrated infiltration undesirable from a geotechnical perspective.

We therefore consider there is sufficient site-specific engineering evidence to justify progressing with the proposed positive drainage solution to the existing surface water sewer, subject of course to confirmation of sewer capacity, levels and the necessary approvals.

I hope this helps,

Darryl Kelly MGeol FGS
Director | Geotechnical & Environmental



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