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PO19 1RH



Lead Local Flood Authority

Emma Sheppard
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 19 January 2026

Dear Emma,

RE: LU/72/25/OUT - Land to the West of New Courtwick Lane, Wick, BN17 7RZ

Thank you for your re-consultation on the above site, received on 12 January 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Hybrid Planning Application comprising of the following: 1)-Outline application with all matters reserved (except access) for Phase 2 (West of Site) comprising development of approximately 8,800sqm GIA Light Industrial/Storage and Distribution (Use Class E(g)(iii) / B8), and 2)-Full Application for Phase 1 (East of the Site) for a food store (Use Class E(a)), 2 No Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable.

We are **able to recommend approval** of this planning application due to the submission of further information clarifying the viability of the proposed method of surface water discharge which may impact the final layout, particularly in relation to winter shallow infiltration testing.

To help with overcoming our objection we sought clarification of the following:

- ~~1. A brief note demonstrating how application meets the current SuDs principles (June 2025) to assess against any preliminary results as necessary.~~
2. The Groundwater and soakage testing is implemented, and we can review these results. Preliminary results potentially could be considered early 2026. **Sufficient information provided.**

We have no objection subject to the following conditions....

Condition 1 –

As part of the submission of each Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved drainage strategy and discharge rates not exceeding QBar. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development.

The submitted details shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system which utilises source control features prior to site control features and the measures taken to prevent pollution of the receiving surface waters.
- ii. Demonstrate that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 critical storm duration,
- iii. Demonstrate that any flooding that occurs when taking into account climate change for the 1 in 100 critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes, safe, and does not impact any of proposed built development,
- iv. Provide an exceedance plan for any storm event that exceeds the design standards of the surface water drainage SuDS system to ensure no built development is impacted.

Reason: To ensure the flood risk is adequately addressed for phase and not increased in accordance with NPPF and Local Arun Planning Policy Framework.

Condition 2

Prior to the commencement of development of each phase for the development hereby permitted, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved drawings, method statement and hydraulic calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each phase and not increased in accordance with NPPF and Local Arun Planning Policy Framework.

Condition 3

No development, including preparatory works, shall commence until details and method statement of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. This should include the maintenance proposals during construction. The site works and construction phases shall thereafter be carried out in accordance with approved method statement, and the approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence for the relevant phase.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each phase and not increased in accordance with NPPF and Local Arun Planning Policy Framework.

Condition 4

Prior to first use of each phase of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Local Arun Planning Policy Framework.

Condition 5

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the flood risk is adequately addressed for each phase and not increased in accordance with NPPF and Local Arun Planning Policy Framework.

Please note that, should the Local Planning Authority decide to grant planning permission, we request to be notified for our records. This will ensure we are aware of any subsequent surface water flooding incidents that may require investigation because of the development.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



Annex

The following documents have been reviewed, which have been submitted to support the application;

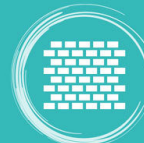
- AK/SMB/16785-02 HOP Update to LLFA, 23 December 2025

PL- Consultation- West Sussex Surface water response

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From: [REDACTED]
Sent: 19 January 2026 16:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Application Number LU/72/25/OUT Land to the West of Courtwick Lane

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LLFA Response To Application Number LU/72/25/OUT Land to the West of Courtwick Lane

Email:

Please could the attached response be distributed to the relevant case officer, Emma Sheppard

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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