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Planning and Building Control
Arun District Council
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BN17 5LF

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 22 May 2026

Dear Emma,

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

Thank you for your consultation on the above site.

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.

The submitted drainage information is dispersed across multiple technical notes and correspondence, making it difficult to review as a coherent design. Any future submission should consolidate all relevant material into a single, purpose-specific surface water drainage strategy.

At present, the application does not demonstrate a viable or compliant drainage or SuDS solution. Key evidence is missing, national standards are not met, and the proposed disposal method remains unproven. Our detailed observations are set out below, separated into comments on the Outline and Full elements of the hybrid application.

Both Elements –

- The proposed alternative drainage option, a piped discharge to a watercourse, is incomplete and unverified. No hydraulic calculations have been provided, and no evidence has been submitted to demonstrate a legal right to discharge.

- The method of disposal must not be conditioned until the applicant provides written confirmation from the relevant landowner granting permission to connect to the watercourse. Without this, and should infiltration prove unviable, the site would have no lawful or functional drainage.

Full Element –

- The latest groundwater monitoring is incomplete, with no data recorded between 17 February and 16 March. The seasonal high groundwater level may therefore be higher than reported, meaning the required 1 m unsaturated zone may not be achieved. The applicant must either demonstrate that the recorded level represents the seasonal peak or apply an appropriate factor of safety to their design.
- While raising site levels to achieve the 1 m buffer is acceptable in principle, the proposed use of engineered stone as a replacement for natural subsoil is unlikely to provide equivalent infiltration or treatment performance.
- Given the uncertainty around groundwater levels and the limitations of engineered stone, the proposal does not comply with SuDS Standard 1, which requires infiltration systems to be located in suitable ground conditions.

Outline Element -

- Infiltration testing and groundwater monitoring will be required within this phase.
- To account for the possibility that infiltration is not feasible, the applicant must provide calculations demonstrating the viability of the alternative outfall and secure approval from the relevant asset owner for the proposed discharge point.

Until the above matters are addressed, the LLFA **objects** to the hybrid planning application. The drainage, flood risk and SuDS proposals are currently incomplete, unproven, and/or non-compliant with national SuDS Standards.

Yours sincerely,

Mat Jackson
Flood Risk Management Team

[Redacted Signature]

From: Elaine Walby on behalf of Planning.Responses
Sent: 26 May 2026 11:58
To: Planning Scanning
Subject: FW: Response to Application LU/72/25/OUT Land to the West of New Courtwick Lane
Attachments: 260522 LU 72 25 OUT letter.pdf

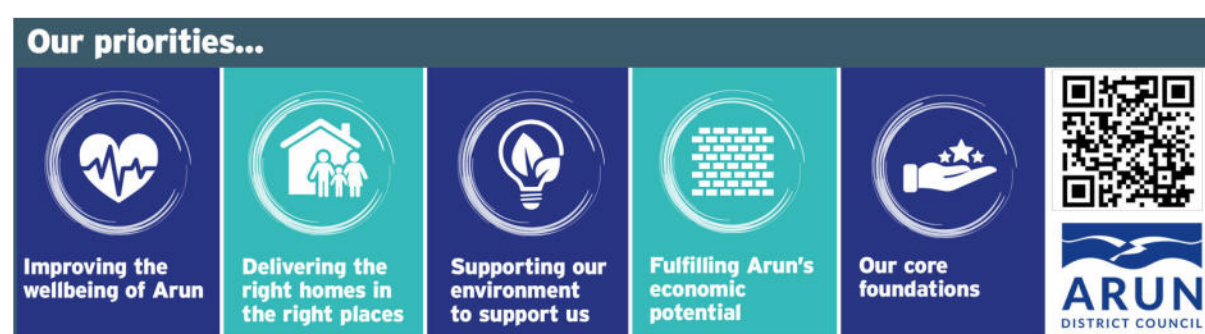
PL- Consultation- WSCC Drainage response

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From: planninghighways [REDACTED]
Sent: 24 May 2026 15:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to Application LU/72/25/OUT Land to the West of New Courtwick Lane

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Please could the attached response be distributed to the relevant case officer.

Regards,

Flood Risk Management

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