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County Hall
Chichester
West Sussex
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 17 December 2025

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 09 December 2025. 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.

Following our previous responses, my email 24.10.25 and most recently 05.11.25, concerns remain with respect to the Drainage Strategy submitted with the application. We acknowledge appropriate plans at a sufficient level of detail to establish the principle, clarification is still outstanding however we agree the potential for a phased approach remains satisfactory in principle.

We are **still unable to recommend approval** of this planning application due to the absence of an acceptable updated Drainage Strategy. Specifically, further information is required to demonstrate 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 recommended the following

1. A brief note demonstrating how application meets the current SuDs principles (June 2025) to assess against any preliminary results as necessary.

[OUTSTANDING]

2. The Groundwater and soakage testing is implemented, and we can review these results. Preliminary results potentially could be considered early 2026. **[INTERIM STATEMENT OF POSITION RECEIVED]**

We have no further comment until such time as the developer submit the further information.

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;

- HOP Update letters to LLFA and ADC, December 2025

From: Nicola Spencer on behalf of Planning.Responses
Sent: 18 December 2025 18:45
To: Planning Scanning
Subject: FW: LLFA Response to Consultation LU/72/25 Courtwick Lane
Attachments: LU 72 25 OUT letter 171225.pdf

Pl- Consultation-West Sussex local Lead Food Authority response
Nicola Spencer
Technical Support Manager
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From: Mat Jackson [REDACTED]
Sent: 17 December 2025 15:40
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>; SU Local Development [REDACTED] Dominic Henly [REDACTED]
Subject: LLFA Response to Consultation LU/72/25 Courtwick Lane

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Emma,

Thank you for the Re-consultation. Typically this time of year we are experiencing prolonged IT issues with Mastergov. Please can you ensure the attached is uploaded to your local portal as a public record.

Many thanks

mat

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council



Upcoming Leave: 22 December 2025 to 2 January 2026 (Inclusive)

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