
FW: LU/72/25/OUT - Land West of New Courtwick Lane, Wick

From Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Date Wed 07/01/2026 16:01
To Planning.Responses <Planning.Responses@arun.gov.uk>

 1 attachment (9 MB)

2025 12 19 - HOP Winter testing results FINAL (WITH APPS) comp.pdf;

Good afternoon

Please can the email and attached document be uploaded to the above application accordingly and both Arun Engineers and the LLFA reconsulted and given 10 days.

Kind regards

Emma

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services



T: 07851 243252

E: emma.sheppard@arun.gov.uk

Working days Tuesday-Friday

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

Our priorities...				
 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

From: Megan Smith [REDACTED]
Sent: 23 December 2025 12:07
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Cc: Chris Barker <[REDACTED]>

Subject: LU/72/25/OUT - Land West of New Courtwick Lane, Wick

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.

Dear Emma,

Thank you for sharing the further consultee comments from the Arun Drainage Engineer. Please see the attached report which details the progress on the ongoing groundwater monitoring and infiltration testing on site. Further to the attached, please see the below responses to:

- surface water drainage principles as they relate to amenity and biodiversity within the **full application** element; and
- the approach to surface water drainage considerations within the **outline application** element.

1. Surface Water Drainage – Full Application (Phase 1)

Interception Drainage, Extreme Rainfall and Water Quality

As demonstrated within the attached letter, the applicant has committed to further infiltration testing and ongoing groundwater monitoring, which is now underway and has already demonstrated that infiltration represents a feasible and appropriate strategy for the site. Officers have acknowledged that, subject to confirmation of infiltration viability, the interception drainage standard can be met.

The matters raised in relation to extreme rainfall events, including the request for additional modelling and a contributing area plan, are recognised. However, these matters are inherently linked to confirmation of infiltration parameters, which will inform the final detailed drainage design. Once infiltration parameters are fully assessed, the surface water model will be updated accordingly to demonstrate compliance across the full range of required storm events.

These matters therefore represent technical detail to be finalised through detailed design, rather than fundamental constraints to the acceptability or deliverability of the development, and can be appropriately secured by condition.

Amenity

The Arun Drainage Engineer request for open SuDS features such as swales or basins is noted. However as we have previously detailed, such features are not appropriate within the context of this development, which is designed to accommodate short-stay customer visits associated with a foodstore and drive-thru uses. Introducing open water features would conflict with the operational nature of the site and raise avoidable safety and management concerns.

Notwithstanding this, SuDS principles are fully embedded within the scheme through permeable paving, sub-base storage, infiltration to ground, and enhanced treatment layers, alongside soft landscaping and tree planting. This approach delivers effective water quantity control, water quality treatment, visual mitigation, and biodiversity benefits in a manner proportionate to the function of the site.

Biodiversity

As previously iterated in rebuttals to the Arun Drainage Engineer, in considering biodiversity, it is important that biodiversity net gain trading rules are correctly applied. The removal of existing habitats to introduce engineered drainage features would not constitute an ecological enhancement and would, in practice, risk reducing biodiversity value.

Given the commercial nature of the development and its short-stay operational characteristics, open SuDS features are neither practical nor desirable. Instead, biodiversity enhancements are secured through targeted

tree planting and soft landscaping, ensuring biodiversity net gain is achieved without compromising the safe and efficient operation of the site.

2. Surface Water Drainage – Outline Application (Phase 2)

The outline element of the hybrid application is submitted with all matters reserved except access. As such, detailed considerations relating to layout, scale, and detailed surface water drainage design cannot be fully assessed at this stage.

It is nevertheless material that the winter groundwater monitoring and targeted infiltration testing undertaken within Phase 1 has demonstrated that shallow infiltration SuDS represent a viable and appropriate surface water disposal strategy for the site in principle. This testing has been carried out in accordance with BRE 365 methodology, at depths and heads of water representative of the proposed infiltration blanket design, and within the same underlying River Terrace Deposits that extend across the wider application site, including the Phase 2 outline land.

The Phase 1 infiltration testing does not seek to pre-empt or replace the need for future, phase-specific testing across Phase 2. Rather, it demonstrates that, within the shared geological and hydrogeological context of the application site, infiltration is a viable surface water disposal mechanism in principle. In this regard, it is reasonable and proportionate for the outline phase to proceed on the basis that infiltration represents an acceptable strategy in principle, with detailed design and confirmatory testing for Phase 2 to be undertaken at the reserved matters stage.

The Council's drainage consultee has expressly acknowledged that a number of standards, including interception drainage, water quality, amenity, and biodiversity, cannot be fully assessed where the scale and layout of development are not fixed, and that these matters are therefore appropriately considered at the reserved matters stage. This reflects the established role of outline permission, which is to confirm the acceptability of development in principle and the broad parameters within which future reserved matters will be assessed.

In this context, it would be neither reasonable nor proportionate to require the outline phase to be supported by the same level of detailed drainage evidence as a full application, particularly where the principle of infiltration has now been demonstrated through comprehensive testing within the same geological context. Any remaining matters can be appropriately resolved through reserved matters submissions and associated technical approvals, without prejudice to the deliverability of the outline phase.

3. Conclusion

In summary, the matters raised by consultees are either being actively addressed through ongoing technical work in relation to the full application, or are matters which fall to be resolved at the reserved matters stage in relation to the outline application. None of the issues identified represent an in-principle constraint to the acceptability or deliverability of the proposed development.

We trust this clarifies the applicant's position and we look forward to continued engagement as the application progresses.

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

T [REDACTED]

We're looking for talented Planners and Senior Planners. Be part of a dynamic team working on exciting projects!
[Apply here.](#)

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN