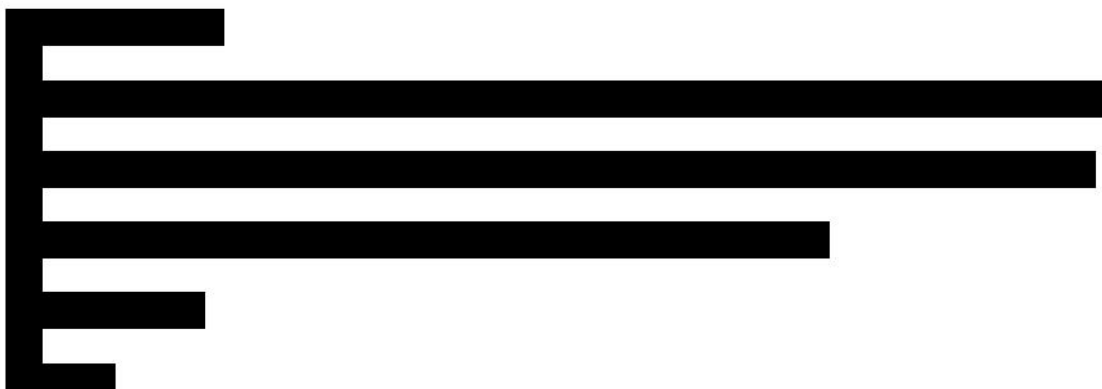

FW: LU/72/25/OUT Drainage Information

From Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Date Thu 30/04/2026 10:03
To Planning.Responses <Planning.Responses@arun.gov.uk>

 2 attachments (25 MB)

2255_OUT_2026-03-30_ADRIAN GOODALL & CLIENT_AMENDED PLANNING DRAWINGS_DRAINAGE AND LEVEL CHANGES.zip;
2026 04 02 - HOP Wick March Response to Arun 16785-02 (WITH APPS).pdf;



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



T: 07851 243252
E: emma.sheppard@arun.gov.uk

Working days Thursday & 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	 
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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: David Jakins <David.Jakins@arun.gov.uk>
Sent: 30 April 2026 09:33
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Subject: RE: LU/72/25/OUT Drainage Information/ Retail Impact Comments 260402

Hi Emma

Please see the zip file attached.

Regards

David Jakins
Helpdesk Engineer, ICT Operations

T: 01903 737654
E: david.jakins@arun.gov.uk

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



From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Sent: 29 April 2026 17:13
To: ICT Helpdesk <ict.helpdesk@arun.gov.uk>
Subject: FW: LU/72/25/OUT Drainage Information/ Retail Impact Comments 260402
Importance: High

Good afternoon

Please can the dropbox be downloaded.

Many thanks

Emma

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



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From: Chris Barke [REDACTED]
Sent: 02 April 2026 18:39
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>
C [REDACTED] Adrian Gooda [REDACTED] Nick Mager [REDACTED]; Barry Ackerma [REDACTED]; Megan Smith [REDACTED]; Andy Keen [REDACTED]; Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: LU/72/25/OUT Drainage Information/ Retail Impact Comments 260402
Importance: High

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 and David,
Further to our recent correspondence, including David's email received earlier today, I write to address all outstanding matters relating to this application.

Please find, via the link below, the updated drainage information together with revised plans and elevations for the proposed development:

<https://www.dropbox.com/scl/fo/fi9jebojy6k7udlq7z2vz/AI4fQ5DRVu5oX0Uf3mMu7Fg?rlkey=lylzw41lsnzewp42ltmq3708c&st=3ddfc1w3&dl=0>

The updated drainage report includes:

- 10% Annual Exceedance Probability (AEP) modelling
- Further detail on the surface water pump located at the base of the service ramp to Aldi
- February groundwater monitoring data

The February monitoring indicates only minor fluctuations in groundwater levels, attributable to the exceptional rainfall experienced earlier this year. In response, we have raised the base level of the drainage mat by 300mm, resulting in a finished floor level for the retail unit of 4.335m AOD. This adjustment does not increase the overall building height, and the scheme remains fully within the originally proposed envelope. A complete set of updated drawings is included within the link above.

In addition, we have provided an alternative off-site drainage solution, as detailed within the submitted report. This has been included as a contingency, to demonstrate that a robust and deliverable drainage strategy can be achieved should Arun's Drainage Engineer maintain an objection to the preferred infiltration approach across both elements of the hybrid scheme.

Whilst infiltration remains our primary and policy-compliant solution in accordance with national SuDS standards, the inclusion of an off-site option is intended to address any residual concerns and ensure a clear pathway to agreement.

In light of the delays experienced to date, I would be grateful for your assistance in arranging a meeting at the earliest opportunity with the ADC Drainage Officer to discuss and align on the proposed approach—particularly given that no objection has been raised by the Lead Local Flood Authority. I have copied Neil Crowther into this correspondence to emphasise the importance of progressing this matter and to encourage proactive engagement with Arun's drainage team.

We remain firmly of the view that the outstanding drainage matters—including the detailed design for Phase 2 (the outline component of the hybrid scheme)—can be appropriately secured through planning conditions, consistent with the position adopted by the Lead Local Flood Authority. It is therefore reasonable to expect Arun's Drainage Engineers to take a similar approach, ensuring that these matters do not unnecessarily delay the determination of the application.

Turning to retail matters, we have received a request from the Economic Development Officer for a retail mitigation contribution. However, no substantive evidence has been provided to justify either the need for, or the scale of, this request. As such, we consider it to be unreasonable.

As set out in the Planning Practice Guidance (Paragraph 002, Reference ID: 23b-002-20190901), planning obligations must be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind

In this instance, there is no evidence to support the proposed contribution. The quantum sought is clearly disproportionate to the scale of development proposed. Furthermore, the independent Nexus report confirms there would be no significant impact on Littlehampton Town Centre, and we understand from the Case Officer that there are no grounds for refusal on retail impact.

In these circumstances, a contribution of £1.3 million cannot be justified. Our position remains that no retail contribution is necessary. However, on a without prejudice basis, we may be willing to consider a significantly reduced and properly evidenced package if this would assist in securing a positive recommendation.

Given the extent of information already provided, we are not prepared to accept any further delay. The application is, in our view, supported by sufficient and proportionate evidence to enable a resolution to grant permission, subject to appropriately worded conditions.

Accordingly, we request that the application is assessed on its individual planning merits and brought before the Planning Applications Committee no later than 19 May 2026.

We look forward to your response on the matters raised.

Kind Regards,

Chris Barker

Managing Director, MATP MRTPI

[Redacted Signature]



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