
LU/72/25/OUT

From Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Date Tue 17/03/2026 11:02
To Planning.Responses <Planning.Responses@arun.gov.uk>

Good morning

Please can this email be uploaded onto the system and a reconsultation sent to Arun Engineers with 14 days please.

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
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From: Megan Smit [REDACTED]
Sent: 06 March 2026 17:29
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Chris Barke [REDACTED]; Adrian Goodall [REDACTED]
Subject: RE: Planning Consultation on: LU/72/25/OUT

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Hi Emma,

Thank you for your email and for your time on the phone earlier this afternoon.

As discussed, we will provide the additional information required to satisfy Arun drainage engineers with regards to the surface water drainage strategy on Phase 1 of the scheme (Full Application). We will provide the following as soon as possible:

- February and March Groundwater monitoring data
- 10% Annual Exceedance Probability (AEP) Modelling
- Additional information on the surface water pump at the base of the service ramp to Aldi

With regard to Phase 2 (the Outline Application), our drainage consultants remain firmly of the view that the information submitted with this element of the application is entirely sufficient to demonstrate that an acceptable surface water drainage strategy can be delivered at the detailed stage. This position is supported by the Lead Local Flood Authority (LLFA), who have confirmed that they raise no objection to the application.

The outline application does not seek approval of a fixed layout and therefore it is entirely appropriate that the detailed drainage design and full BRE365 infiltration testing can be secured by condition and addressed at the Reserved Matters stage, once the final layout is established. This is standard planning practice for outline applications of this nature.

Notwithstanding this, the technical evidence already available provides a clear indication that infiltration is achievable across the wider site. Groundwater monitoring undertaken for Phase 1 demonstrates that infiltration is viable, with the closest monitoring point located approx. 5 metres from the Phase 2 boundary. On this basis, we consider it beyond the bounds of probability that infiltration will not be possible on this site and therefore it is entirely unreasonable to assume that infiltration would not be achievable within Phase 2.

It should also be noted, that an alternative surface water drainage strategy may also be possible, utilising appropriate on-site attenuation that would reduce dependency on infiltration as the sole means of surface water drainage.

In our view, 'the fundamentals of a surface water drainage strategy', relating to ground conditions and infiltration for the site area are considered to be understood to an appropriate level to allow outline approval to proceed.

Furthermore, as you are aware, the outline application does not seek approval of a fixed layout. All matters, with the exception of access, are reserved for future determination, including appearance, landscaping, layout, and scale. It is therefore at the Reserved Matters stage that the detailed drainage strategy would appropriately be finalised and integrated into the layout of the development.

The description of development for Phase 2 reflects this flexibility, seeking outline consent for the development of approximately 8,800 sqm GIA of light industrial / storage and distribution floorspace (Use Class E(g)(iii) / B8). The use of the term "approximately" is deliberate and ensures that the final layout, scale, and extent of development can respond to technical requirements identified through the detailed design process.

Accordingly, should further surface water drainage infrastructure be required following detailed design and testing, this can readily be accommodated within the Reserved Matters stage through adjustments to the layout or a reduction in commercial floorspace. The scheme has therefore been intentionally structured to ensure that a robust and deliverable drainage strategy can be secured through the planning process.

In this context, the request for additional groundwater monitoring across Phase 2 at outline stage appears neither proportionate nor reasonable, particularly in circumstances where the LLFA, the statutory consultee on surface water drainage, has confirmed that they have no objection.

The current position being taken by Arun's drainage engineers therefore appears to directly conflict with the advice of the relevant statutory authority.

Given the available evidence, and the clear position of the LLFA, we have serious concerns as to whether a refusal by ADC on drainage grounds could be robustly justified or successfully defended at appeal.

It is also important to highlight that the current position relating to Phase 2 alone, risks prejudicing the delivery of a commercial development capable of providing significant employment opportunities and wider socio-economic benefits for the area, which has been acknowledged fully the Councils economic development officers.

In light of the above, we would strongly request an **urgent** technical meeting between Arun's drainage engineers and our drainage consultants (HOP) to review the available evidence and resolve this matter. On the basis of the technical information available, we remain confident that an acceptable drainage solution can be secured through the planning process and want to actively resolve this to ensure a positive recommendation looking ahead to the April Planning Committee.

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[REDACTED]

Planning Appeals are changing in April 2026. [Read our latest insights](#) to find out what's changing and how to prepare.



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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 27 February 2026 16:41

To: Megan Smit [REDACTED]

Subject: RE: Planning Consultation on: LU/72/25/OUT

Hi Megan,

I spoke with him later on Thursday last week.

In essence, should the February/March readings be consistent with previous data then he feels that the criteria would be met for this element, however, he maintains his objection due to no testing data for Phase 2. He stated that infiltration rates for Phase 1 differ so can't be convinced that data will be the same for Phase 2. An email sent from Neil on 7th October stated that *To clarify, the council expect full winter groundwater monitoring to be carried out pre-determination of full and reserved matters planning applications. This is also the case where infiltration is the only solution submitted for an outline application. This is to ensure that the fundamentals of a surface water drainage scheme can be considered in light of information required to inform that scheme.* This hasn't been submitted.

Given where we are, the application is to be presented alongside the Norway Lane application now in April with a deadline of the end of March. This will allow time to send the data for February and March to address the consistent winter infiltration testing. Notwithstanding this though, the AEP event has not been modelled. There have also been concerns raised in respect of the design which includes a surface water pump at the base of the service ramp to Aldi – this has not been acknowledged within the response or the FRA.

As mentioned in a phone conversation several weeks ago, we spoke about mitigation. None has been proposed and you confirmed there was no obligation to provide such. In speaking with Economic Development, they have provided the attached comments. It is noted that Nexus state that the proposal would result in an adverse impact upon Littlehampton and material adverse impacts upon Rustington and Wick and the LPA are seeking an in-principle agreement that mitigation will be offered up to assist in offsetting the adverse impact.

In summary, the application is to be recommended for refusal on drainage matters.

Kind regards

Emma

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



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From: Megan Smit [REDACTED]
Sent: 17 February 2026 15:35
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Chris Barke [REDACTED]
Subject: RE: Planning Consultation on: LU/72/25/OUT

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Hi Emma,

Just following up on the below to understand if you have been able to speak with the Arun Drainage Officer?

Thanks

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[REDACTED]

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From: Megan Smith

Sent: 13 February 2026 11:47

To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Cc: Chris Barke [REDACTED]

Subject: RE: Planning Consultation on: LU/72/25/OUT

Hi Emma,

I hope you are well – just following up on the below for an update on your discussions with the Arun Drainage officer?

Thanks

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[REDACTED]

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From: Emma Sheppard [REDACTED]
Sent: 11 February 2026 10:19
To: Megan Smit [REDACTED]
Cc: Chris Barke [REDACTED]
Subject: RE: Planning Consultation on: LU/72/25/OUT

Hi Megan

Many thanks for sending this across.

I am due to be speaking to him today or tomorrow. He has been furnished with your previous emails, attached documents and the email received just this morning.

Kind regards

Emma

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
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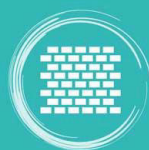
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From: Megan Smit [REDACTED]
Sent: 11 February 2026 10:00
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Chris Barke [REDACTED]
Subject: RE: Planning Consultation on: LU/72/25/OUT

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Hi Emma,

Further to the below, please see the attached Drainage information, including further groundwater monitoring results.

Please can you share with the Arun Drainage Engineer. Have you been able to have a call with them yet?

Thank you for sending across the final Nexus comments. We have reviewed and will come back to you shortly on this.

Kind Regards,

Megan Smith
Associate Planner, MRTPI (she/her)



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From: Megan Smith
Sent: 03 February 2026 16:59
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: RE: Planning Consultation on: LU/72/25/OUT

Hi Emma,

Thank you for your time on the phone earlier.

We will await the updated Nexus report on Monday.

With regards to the attached drainage comments, we will be sending across updated groundwater monitoring results for January on 5th February.

Based on a March Planning committee, we can also supply the groundwater readings for February (20th) to reassure the Arun Drainage Engineer that our drainage strategy is feasible.

Following our discussion, I also reattach emails sent on 6th October and 23rd December, reiterating the points on amenity and biodiversity. The inclusion of additional engineered SuDS as suggested by the Drainage engineer will result in the removal of existing habitat which goes against the trading rules of BNG and will reduce on-site biodiversity. Similarly, as discussed on the phone we are not seeking to encourage people to stay on site based on significant feedback received from neighbouring residents. We are trying to weigh up all matters in the planning balance and do not think that the drainage engineer should be objecting on this basis, especially given we have no objection from landscape, ecology, and trees officers.

As discussed, we are happy to arrange and attend a meeting with yourself and the drainage engineer to talk through any outstanding matters so that we can get this resolved in time for the end of February deadline.

If you need anything more from us, please let me know.

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[REDACTED]

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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 27 January 2026 09:11

To: Megan Smit [REDACTED]

Subject: FW: Planning Consultation on: LU/72/25/OUT

Good morning Megan

Thank you for your email.

In respect of Nexus comments, they are due this week as a draft note was received and we just had some additional questions for Matthew. Given this, we are working towards the application being taken to committee in March.

Further to this, yesterday I received the attached comments from Arun Engineers who are maintaining their objections so I will review these later today.

Kind regards

Emma

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Principal Planning Officer

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