

Breezie Allwright

From: Emma Sheppard
Sent: 08 December 2025 17:15
To: Planning.Responses
Subject: LU 72 25 New Courtwick Lane - Retail Response and Updated Drainage Position
Attachments: 251201 Additional Retail Response (FINAL).pdf; 2025 12 02 Drainage Engineer.pdf; 2025 12 02 Flood Risk Management Team.pdf

Good afternoon

Please can the attached documents be uploaded to the above application and both the LLFA and Arun Engineers reconsulted and given 14 days.

Kind regards

Emma

Advanced leave notice: Monday 22nd December to Monday 5th January

Emma Sheppard BA (Hons) MRTPI
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Planning Services

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Working days Tuesday-Friday

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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: Chris Barker <[REDACTED]>
Sent: 02 December 2025 19:08
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Adrian Goodall <[REDACTED]> Adrian Fox <[REDACTED]>
Nick Mager <[REDACTED]>; Barry Ackerman <[REDACTED]>; Megan Smith <[REDACTED]>; Andy Keen <[REDACTED]>
Subject: RE: LU 72 25 New Courtwick Lane - Retail Response and Updated Drainage Position 251202

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Dear Emma, David

We are writing to you following our meeting and discussion with Nexus on 11 November to provide a very clear response to the request to consider Littlehampton North as a sequentially preferable site.

The attached rebuttal provides a very clear and robust position on this matter, confirming that it would not be reasonable or appropriate, based on clear caselaw to consider Littlehampton North as an alternative site. I trust that you will engage with Nexus directly to gain their views on this additional information.

We also attach a drainage note, that provides an updated position on our proposals, following further investigations on site that commenced in late October, which provide further evidence to support our proposed strategy. We trust that you will send this to both ADC and WSCC drainage officers for comment also.

We consider that subject to consideration of the retail matters above, Arun District Council can now progress our application to the next available Committee, with any outstanding ground investigation requirements addressed through appropriately worded planning conditions.

Should conditions not be regarded as the suitable mechanism, we would respectfully request that Members also give consideration to delegating authority to the Head of Planning to resolve these technical matters following a Committee resolution on the principal issues of land use, retail impact, and other Development Management considerations.

In our view, these remaining technical matters fall outside the usual knowledge and remit of Members, and delegating them would provide a clear and robust approach, enabling officers to address such issues independently and effectively

I hope therefore we can move forward proactively and agree a timescale for consideration, alongside any necessary Extensions of Time to facilitate determination.

I trust that this clarifies our position, yet If you have any queries, please do not hesitate to contact myself or Megan.

I look forward to hearing from you.

Kind Regards,

Chris Barker
Managing Director, MATP MRTPI

T [REDACTED]

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