

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Planning Officer
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 20 May 2025

Dear Planning Officer,

RE: LU/72/25/OUT - Land to the West of New Courtwick Lane, Wick, BN17 7RZ

Thank you for your consultation on the above site, received on 26 March 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.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Further information required/updated to demonstrate method of surface water discharge.
- Not complying with NPPF, PPG or local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the issues below are adequately addressed.

1. Updated FRA and Drainage Strategy (Phased Reports) presented for consideration with appropriate plans at sufficient detail design status to establish principle.
2. Revise Calculations to current standards (eg FEH2022, CV=1 both Summer and Winter, ensure storage quoted can be achieved at a range of rainfall event scenarios.
3. Further percolation testing and groundwater monitoring required
4. Ensure 1m freeboard of any solution above groundwater level. Base of any proposed structures must be above this.
5. Recommend Phased System reviewed/approved together in conjunction with sufficient information.

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Mat Jackson
Flood Risk Management Team

[Redacted Signature]

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment & Drainage Strategy 16785-02-HOP-RPT-01 - FRADS Report P2 prepared by HOP Consultants, March 2025.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Mat Jackson [REDACTED]

Sent: 23 May 2025 07:14

To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Flood Risk Management [REDACTED]

Subject: RE: New Courtwick Lane

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Simon,

Apologies for that, please see attached.

Please update in the relevant portal file.

Regards,

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*

Senior Flood Risk Management Officer
West Sussex County Council

Certified Carbon Literate



From: Eleanor Read [REDACTED] **On Behalf Of** Flood Risk Management

Sent: 22 May 2025 15:34

To: Mat Jackson [REDACTED]

Subject: FW: New Courtwick Lane

Sorry, another one for you. I can pick this up tomorrow if needed.

Ellie

Eleanor Read

Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

[REDACTED] | Web: www.westsussex.gov.uk

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 21 May 2025 12:38

To: Flood Risk Management [REDACTED]

Subject: New Courtwick Lane

****EXTERNAL****

Dear Mat,

We have received the attached comments which appear to be concerning application LU/72/25/OUT New Courtwick Lane but instead the reference AL/143/24/RES has been used and as a result, the comments have been uploaded to the wrong application. We will delete this from AL/143/24/RES but can you reissue your response to Planning.Responses giving the correct ref please.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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