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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 29 August 2025

Dear Planning Officer,

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

Thank you for your re-consultation on the above site, received on 15 August 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.

Following our response in May 2025, we raised concerns regarding the Drainage Strategy submitted with the application. While the strategy is now accompanied by appropriate plans at a sufficient level of detailed design to establish the principle, key issues required clarification.

In response to our earlier comments, we acknowledge that the hydraulic calculations have been carried out using current standards (e.g. FEH2022, Cv = 1 for both summer and winter), which ensures that the quoted storage volumes are appropriate for a range of rainfall scenarios. We also note that the required 1m freeboard above winter groundwater levels has now been addressed, and that the base of the proposed blanket soakaways are positioned above this level. Furthermore, the potential for a phased approach was addressed satisfactorily in principle via the applicant's response.

However, we remain **unable to recommend approval** of this planning application due to the absence of an acceptable Drainage Strategy. Specifically, further information is required to demonstrate the viability of the proposed method of surface water discharge

which may impact the final layout, particularly in relation to winter shallow infiltration testing.

We will consider reviewing our position if the following issue is adequately addressed:

1. Provide percolation test results undertaken in the winter months (October to March) in accordance with BRE 365 at the proposed structure locations and depths.

Please note that, should the Local Planning Authority decide to grant planning permission, we request to be notified for our records. This will ensure we are aware of any subsequent surface water flooding incidents that may require investigation as a result of the 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;

- HOP Response (letter AK/SMW/16785-2 dated 29/07/25) based on recent site investigation work and subsequent design development.
- Drainage Strategy Layout drawings ref: 16785-HOP-ZZ-XX-DR-C-0905 and 0906
- 16785-02 NEW COURTWICK LANE PHASE 2 - DRAINAGE BLANKET 04 Causeway flow calculations dated 27/07/25
- LAND SCIENCE GROUNDWATER MONITORING AND INFILTRATION TESTING REPORT 7TH APRIL 2025 LS8074

LLFA Response To Planning Application Number LU/72/25/OUT Land to the West of New Courtwick Lane

Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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