

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 04 November 2025

Dear Emma,

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 24 October 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 previous responses and my email 24.10.25, regarding concerns with respect to the Drainage Strategy submitted with the application. We acknowledge the strategy is now accompanied by appropriate plans at a sufficient level of detailed design to establish the principle, key issues still require clarification however the potential for a phased approach remains satisfactory in principle.

We are **still unable to recommend approval** of this planning application due to the absence of an acceptable updated 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. A brief note demonstrating how application meets the current SuDs principles (July 2025) to assess against any preliminary results as necessary.

2. The Groundwater and soakage testing is implemented, and we can review these results. Preliminary results potentially could be considered early 2026.

We **have no further comment until** such time as the developer submit the further information.

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 because 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;

- SUDS TESTING PLAN PHASE REV P1 prepared by HOP, October 2025
- Response with SuDs Testing prepared by HOP, Oct 2025

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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

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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