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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 17 September 2026 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/72/25/OUT - Report update for September committee
Importance: High

Please upload as correspondence.

Thanks.

Neil Crowther
Group Head of Planning & Building Control

T: 01903 737839
E: neil.crowther@arun.gov.uk

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From: Megan Smith [REDACTED]
Sent: 17 September 2026 14:00
To: David Easton <David.Easton@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Chris Barker [REDACTED] Adrian Goodall [REDACTED]
Subject: RE: LU/72/25/OUT - Report update for September committee
Importance: High

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David and Neil,

Please can you confirm receipt of the below.

It does not appear to have been uploaded to the planning register. Please can you ensure that this is formally consulted upon asap given that Planning committee is next week.

Kind Regards,

Megan Smith
Associate Planner, MRTPI (she/her)

[REDACTED]

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From: Megan Smith
Sent: 14 September 2026 16:40
To: 'David Easton' <david.easton@arun.gov.uk>; 'Neil Crowther' <neil.crowther@arun.gov.uk>
Cc: Chris Barker [REDACTED] 'Adrian Goodall' [REDACTED]
Subject: RE: LU/72/25/OUT - Report update for September committee [Filed 14 Sep 2026 16:40]

Dear David and Neil,

Further to the below, please see the following link containing the **updated Flood Risk Assessment and Drainage Strategy**.

[REDACTED]

This responds to the comments most recently received by the LLFA, alongside further positive engagement.

Please can this be uploaded to the planning register as soon as possible and the LLFA and Arun Drainage engineer reconsulted.

Further to the recommendation to remove the drainage reason for refusal in the updated committee report, we hope that the attached updated report will assist in providing further clarity and comfort that we have an appropriate drainage strategy for the scheme for both members and consultees.

Please can you confirm receipt of this email and advise when the LLFA has been reconsulted.

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[REDACTED]

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From: Megan Smith

Sent: 10 September 2026 17:03

To: David Easton <david.easton@arun.gov.uk>; Neil Crowther <neil.crowther@arun.gov.uk>

Cc: Chris Barker [REDACTED] Adrian Goodall [REDACTED]

Subject: LU/72/25/OUT - Report update for September committee [Filed 10 Sep 2026 17:03]

Dear David, Neil

We are writing to you ahead of committee and following publication of the updated Committee Agenda/Reports issued today. Ahead of the committee meeting we want to set out the following three significant matters that should be clearly detailed and articulated to Members alongside your updated committee report at the 23 September Committee.

1. Reasons for refusal relating to highway safety/pedestrian safety.

As set out in our recent phone discussions, the additional reasons for refusal suggested by Members relating to highways, run completely contrary to the clear recommendation of approval by WSCC in relation to highway impacts.

We note officers' concerns in the updated report regarding the robustness of the highway access reason for refusal and the potential challenges in defending it at appeal.

To assist officers in keeping Members on track, we feel it is important to explicitly remind the committee of the Stage 1 Road Safety Audit and the detailed pre-application design work undertaken with the Local Highway Authority (WSCC). WSCC has raised no objections to the proposals. Maintaining a reason for refusal that runs entirely contrary to the statutory consultee's position, particularly without acknowledging the completed safety audit, places the Council at significant risk of an award of costs at appeal. We trust officers will guide Members clearly on this point.

2. Retail impact alongside Norway Lane

As set out clearly in the officer's report, a reason for refusal on retail impacts was not considered reasonable for our proposals at Courtwick lane independently.

Norway Lane was however considered also by Members to cause less than significant harm to the town centres of Littlehampton and Rustington and the impacts were 'overstated' as clearly set out in meeting minutes. The effects on town centres were also balanced against the notable socio economic impacts of the proposals.

For the sake of consistency, we consider that in combination with Norway Lane, our proposals cannot reasonably be considered to have a significant adverse effect on Littlehampton, Rustington or Wick that cannot be balanced against the significant, positive effects of the proposals in respect of job creation and the wider socio-economic impacts that are acknowledged by the Councils economic development officers.

The attached note from Quod clearly sets this case out, and we trust that officers will continue to support the proposals on the basis that any cumulative impact must be considered against the 'overstated' impacts on retail centres and the significant socio-economic benefits associated with our retail and commercial offer, which will yield in excess of 350 jobs.

3. Surface Water Drainage

We appreciate the detailed review of drainage matters in the updated report, including the reflections on recent committee decisions (such as LU/95/26/PL and LU/96/26/PL) where permissions were granted with limited technical data given the overriding economic benefits of development.

As officers rightly conclude, it would be exceptionally difficult to defend a drainage-based reason for refusal in this instance, especially given the lack of existing surface water issues on the developed parts of the site.

Furthermore, following updated comments from the LLFA, we are currently engaging very positively. An updated technical response and supporting information is being finalised and will be submitted as soon as possible to give the LLFA ample time to review and comment ahead of the committee. We are confident this will further reinforce the soundness of the drainage strategy and provide officers with the comfort needed to formally withdraw the drainage refusal reason in line with your updated recommendations.

Summary

Given the material changes in circumstances, specifically the revised NPPF, the recent positive precedents set by applications LU/95/26/PL and LU/96/26/PL, and our ongoing constructive engagement with the LLFA, we trust that officers will clearly guide Members on these critical matters and review the final recommendations in line with this updated position.

We remain fully committed to working with you to find a pragmatic way forward ahead of the 23 September committee. However, should the application proceed to be refused on grounds that lack robust technical evidence or run contrary to statutory consultees, we will have no option but to progress to appeal, where we will be seeking to demonstrate that the Council has acted unreasonably and inconsistently in its decision-making.

We look forward to hearing from you.

Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)



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From: [REDACTED]
To: [David Easton; Neil Crowther;](#)
Cc: [REDACTED]
Subject: LU/72/25/OUT - Report update for September committee
Attachments: [REDACTED]
Sent: 10/09/2026 17:02:57

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We are writing to you ahead of committee and following publication of the updated Committee Agenda/Reports issued today. Ahead of the committee meeting we want to set out the following three significant matters that should be clearly detailed and articulated to Members alongside your updated committee report at the 23 September Committee.

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Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[Redacted signature]

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From: [REDACTED]
To: [David Easton; Neil Crowther;](#)
Cc: [REDACTED]
Subject: RE: LU/72/25/OUT - Report update for September committee
Sent: 14/09/2026 16:40:03

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[REDACTED]

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From: Megan Smith
Sent: 10 September 2026 17:03
To: David Easton <david.easton@arun.gov.uk>; Neil Crowther <neil.crowther@arun.gov.uk>
Cc: Chris Barker [REDACTED] Adrian Goodall [REDACTED]
Subject: LU/72/25/OUT - Report update for September committee [Filed 10 Sep 2026 17:03]

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Kind Regards,

Megan Smith

Associate Planner, MRTPI (she/her)

[Redacted signature]

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

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 19 August 2026

Dear Emma,

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

Thank you for consulting the Lead Local Flood Authority (LLFA) on the above application.

This hybrid planning application comprises:

1. **An outline application** (with all matters reserved except access) for Phase 2 (western part of the site), comprising approximately 8,800 sqm GIA of light industrial/storage and distribution development (Use Classes E(g)(iii) and B8); and
2. **A full application** for Phase 1 (eastern part of the site), comprising a food store (Use Class E(a)), two drive-through food and beverage units (sui generis), revised vehicular access arrangements, associated parking, and landscaping.

At present, the application does not demonstrate a viable or policy-compliant surface water drainage strategy. While additional information has been submitted, sufficient evidence is still required to demonstrate compliance with the National SuDS Standards, and the proposed alternative means of discharge remains unproven. Our detailed observations are set out below and are separated into comments relating to the outline and full application elements.

Both Elements

- The proposed alternative drainage solution, comprising a piped discharge to a watercourse, remains incomplete and unverified. No hydraulic calculations have been provided, and no evidence has been submitted demonstrating a legal right to discharge. **Partially addressed - outstanding.**
- The proposed discharge route should not be secured by condition until the applicant provides written confirmation from the relevant landowner and/or asset owner granting permission to connect to the receiving watercourse. Without such confirmation, and should infiltration ultimately prove unviable,

the site would have neither a lawful nor deliverable drainage solution.
Outstanding.

Full Application Element

- The groundwater monitoring record remains incomplete, with no data available between 17 February and 16 March. Consequently, it is not possible to confirm that the recorded groundwater level represents the seasonal maximum. The applicant should therefore either demonstrate that the recorded level captures the seasonal peak groundwater condition or apply an appropriate factor of safety within the drainage design. **Sufficiently addressed. Applicant has demonstrated to our satisfaction that they have captured the winter peak groundwater level and provides the required buffer.**
- Whilst the raising of site levels to achieve the required 1m unsaturated zone is acceptable in principle, the proposed use of engineered stone as a replacement for natural subsoil is unlikely to provide equivalent infiltration and water quality treatment performance. **Sufficiently addressed – as per materials/standards specified.**
- Given the uncertainty surrounding groundwater levels and the limitations associated with engineered stone, the proposed infiltration approach has not been demonstrated to comply with National SuDS Standard S1, which requires infiltration systems to be located within suitable ground conditions. **Partially addressed - Outstanding. Further clarification required.**

Outline Application Element

- Further infiltration testing and groundwater monitoring will be required to support this phase of development. **Partially addressed - outstanding.**
- To account for the possibility that infiltration is not feasible, the applicant should provide hydraulic calculations demonstrating the viability of the proposed alternative outfall and secure confirmation from the relevant asset owner that discharge will be permitted. **Partially addressed - outstanding.**

LLFA Position

The LLFA acknowledges the significant progress made by the applicant in responding to previous drainage concerns. The remaining issues are now limited and are principally evidential in nature rather than matters of drainage principle.

While the LLFA maintains an objection at this time, the outstanding matters appear capable of being addressed through further clarification and supporting information. Subject to satisfactory resolution of these points, the LLFA would anticipate being able to review its position positively and consider whether any remaining details could be secured through suitably worded planning conditions.

The **outstanding** matters are:

1. Confirmation that the applicant has the necessary legal rights, agreements, easements, consents, or permissions required to facilitate the proposed alternative surface water discharge.
2. Submission of supporting hydraulic calculations, including justification of any assumptions made, to demonstrate the viability and capacity of the proposed alternative discharge route.

3. Provision of sufficient evidence to demonstrate compliance with National SuDS Standard S1 and confirm that the proposed drainage strategy is both deliverable and sustainable over the lifetime of the development.

The LLFA therefore maintains a holding objection at this time but considers that the matters identified above are capable of being resolved.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



The following documents were reviewed as part of this response:

- Flood Risk Assessment and Drainage Strategy prepared by HOP, June 2026

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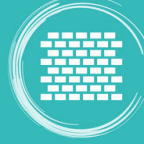
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: Mat Jackson [redacted]
Sent: 19 August 2026 11:13
To: David Easton <David.Easton@arun.gov.uk>
Cc: Emma Sheppard <Emma.Sheppard@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>; Dominic Henly [redacted]
Subject: LU/72/25/OUT - Land to the West of New Courtwick Lane, Wick, BN17 7RZ

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David,

Please find attached our response to LU/72/25/OUT following Reconsultation to our April 2026 Objection. Please disregard/replace our response 03/07/26 and update the Planning Portal.

Kind Regards,

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council
[redacted]



Advanced Notice of Leave: 24th August – 1st September

From: David Easton <David.Easton@arun.gov.uk>
Sent: 18 August 2026 16:04
To: Mat Jackson [redacted]
Cc: Dominic Henly [redacted]
Subject: RE: LU/72/25/OUT - Land to the West of New Courtwick Lane, Wick, BN17 7RZ

****EXTERNAL****

Hi Mat,

1

Thanks for confirming. Just so you are aware I am on annual leave after Thursday until 1 September. We are taking this application back to committee next Wednesday as we needed to clarify a couple of reasons for refusal added by Members. If you could get me comments by Thursday lunchtime I can get the update report ready before I go away.

Many thanks,
David

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Retail Note

New Courtwick Lane, Wick, Littlehampton Planning Application Reference LU/72/25/OUT

1. Scope & Purpose

- 1.1 This Note has been prepared by Quod in respect of the pending planning application (ref. LU/72/25/OUT) on land west of New Courtwick Lane, Wick, Littlehampton ('the Application Site').
- 1.2 Specifically, it addresses the retail impact considerations, including the cumulative impact should Arun District Council ('ADC') approve the application proposals alongside the Norway Lane scheme (ref. LU/93/25/PL). The Norway Lane scheme has a resolution to grant planning permission subject to the completion of a Section 106 Agreement following the decision of the Planning Committee on 22nd July 2016. A copy of the published minutes of this Committee meeting is enclosed at **Appendix 1**.

2. ADC's Consideration of Impact

- 2.1 ADC resolved to grant planning permission for the Norway Lane scheme despite Officers concluding (based on independent retail advice received from Nexus) that the scale of the Norway Lane scheme would lead to a significant adverse impact on Littlehampton Town Centre. Planning policy is clear in stating that an application should be refused where a proposal is likely to lead to a significant adverse impact in retail terms. This position is reiterated in the revised NPPF that was published in August 2026 – under Policy TC3.
- 2.2 This conclusion was reached based on the Norway Lane scheme resulting in a likely impact on Littlehampton town centre of between -17% and -19% and an impact on Rustington local centre of between -7% and -9% as confirmed in the most recent advice provided by Nexus to the Council – Supplementary Advice Norway Lane Proposal & Cumulative Impact Issues' (June 2026) ("the Nexus June 2026 advice").
- 2.3 By way of comparison Nexus identified that the much smaller New Courtwick Lane development was identified to have an impact of between -7% and -8% on Littlehampton town centre and between -1% and -2.6% on Rustington local centre and that this level of impact was unlikely to lead to a significant adverse impact. An extract from the Nexus June 2026 advice summarising the potential impacts of the two schemes (both in isolation and cumulatively) is provided below.



Table 1: solus and cumulative impact forecasts for Class E(a) retail sectors in Littlehampton town centre and Rustington local centre

Centre	New Courtwick Lane Impact (%)	Norway Lane Impact (%)	Cumulative Impact (%)
Littlehampton town centre	Between -7% and -8%	Between -17% and -19%	Between -20% and -23%
Rustington local centre	Between -1% and -2.6%	Between -7% and -9%	Between -8.4% and -9.6%

Source: Supplementary Advice Norway Lane Proposal & Cumulative Impact Issues' (June 2026)

- 2.4 As such, Officers have concluded that the impacts of the New Courtwick Lane in isolation were acceptable – as confirmed in the Officer's Report to Committee and subsequent published minutes. Within this context it remains our firm view that the New Courtwick scheme satisfies the relevant retail policy tests – both in terms of the solus impact and cumulative impact.
- 2.5 Nevertheless, in considering the potential impacts on Littlehampton town centre, at Committee several Members questioned the retail advice of Nexus, expressing the view that the likely effect of the Norway Lane scheme on Littlehampton town centre had been overstated, as too had the impacts on Rustington – this is confirmed in the published minutes. This position was reached despite no further analysis being undertaken by Officers or the Council's retail planning advisors (Nexus).
- 2.6 In this context, it would appear that ADC believe that an impact of up to -19% on Littlehampton town centre and up to -9% on Rustington local centre was acceptable, particularly when weighed up against the economic benefits of the scheme.
- 2.7 At Committee, Members also highlighted that the substantial population growth that had taken place across the district in recent years and that additional retail provision was necessary to support that growth. Again, this position is confirmed in the published Minutes.
- 2.8 These factors are also pertinent in ADC's consideration of the much smaller New Courtwick Lane scheme, as too are the economic benefits as part of the overall planning balance.
- 2.9 In this respect, based on ADC's consideration of the Norway Lane scheme there can be no dispute that the New Courtwick Lane scheme is acceptable in retail policy terms.
- 2.10 However, in light of Members resolving to grant consent for the larger Norway Lane scheme, cumulative impact is a key consideration in understanding the acceptability of the proposal in retail policy terms – although it is important to note that there is no policy requirement to assess cumulative impact. This includes in the recently published NPPF (August 2026).
- 2.11 In terms of the cumulative impact of approving both schemes, the advice received by ADC (and supported by Officers) would be unacceptable. This conclusion was reached based on Nexus identifying a cumulative impact on Littlehampton town centre of between up to -23% and a cumulative impact on Rustington local centre of up to -9% (as identified by the Nexus June 2026 advice). Whilst we also believe that the solus and cumulative impacts identified by Nexus have been overstated, it is significant that the bulk of this impact is identified to be as a consequence of the Norway Lane scheme rather than due to the much smaller New Courtwick Lane scheme.
- 2.12 Despite this independent advice from Nexus, as outlined above, Members have resolved to grant planning permission for the Norway Lane scheme. Consequently, it can be considered that an impact of up to -19% on Littlehampton town centre and an impact of -9% on Rustington



local centre is acceptable. Indeed, whilst Members highlighted that impacts had been overstated by Nexus, no alternative assessment has been provided. Instead, from reviewing the Committee minutes this appears to relate to the resilience of the centres and the limited overlap in the 'town centre' offer and the application proposals. Again, this position is also of significance in considering the cumulative impact.

- 2.13 Within this context, it should follow that if an impact of up to -19% on Littlehampton town centre is acceptable as a consequence of the Norway Lane scheme in isolation the potential cumulative impact of also allowing the New Courtwick Lane scheme (up to -23%) is not materially different (19% against 23%), particularly given that Members accept that this level of impact is overstated and neighbouring centres are "resilient" to impact.
- 2.14 This is also the case for Rustington local centre, where the impact of allowing the Norway Lane scheme (up to -9%) only increases marginally to 9.6% if both schemes were to be provided – negligible difference to that already deemed acceptable.
- 2.15 Given this, together with the wider economic benefits associated with the New Courtwick Lane proposal (including private sector investment, jobs and improved consumer choice), it is our strong view that by also allowing for this development is acceptable in retail impact terms given the limited additional impact identified over and above that already deemed acceptable by Members.

3. Conclusion & Implications for Determination of the New Courtwick Lane scheme

- 3.1 Notwithstanding the fact there is no planning policy requirement to assess the cumulative impact of retail proposals, ADC's consideration of the Norway Lane scheme is of significance in the determination of the smaller New Courtwick Lane scheme in respect of its compliance with retail policy, it is not disputed by any party that the New Courtwick Lane scheme satisfies retail planning policy.
- 3.2 Furthermore, ADC's consideration of retail impact of the much larger Norway Lane scheme means that both the defined centres of Littlehampton and Rustington are resilient to retail impact. In addition, Members believe that the levels of impact identified by ADC's retail advisors is overstated.
- 3.3 It is therefore essential that ADC applies a consistent approach when assessing the impact of the New Courtwick Lane – both solus and cumulative impact. In terms of the latter the potential impact of both schemes (should they be approved) is not materially different to that already deemed acceptable by ADC.
- 3.4 Given this, coupled with the substantial economic benefits of the New Courtwick Lane scheme, which should be given appropriate weight in the determination of the application in the same way as the Norway Lane scheme, there is no basis to refuse the application on retail grounds. Even the cumulative impact. To do so would be entirely unreasonable in light of the accepted position of ADC in determining the Norway Lane scheme, and would be open to challenge.

ENDS