

From: Simon Davis
Sent: 09 July 2025 11:41
To: Planning Scanning
Subject: FW: LU/72/25/OUT - Land west of New Courtwick Lane, Wick - Drainage Comments

Planning
Planning Correspondence "Ref Dealing with the WSCC Drainage Objection inc advice from the Case Officer"
Redaction please

From: Simon Davis
Sent: 09 July 2025 11:40
To: Megan Smith [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: RE: LU/72/25/OUT - Land west of New Courtwick Lane, Wick - Drainage Comments

Dear Megan,

Thanks for your email. I am happy for final drainage details to be reserved to PC conditions as this is generally how we operate. I cannot guarantee though that you will be able to get the LLFA to withdraw their objection therefore we may end up reporting the objection to our Planning Committee. However, we have done so before and decisions have been passed despite such objections.

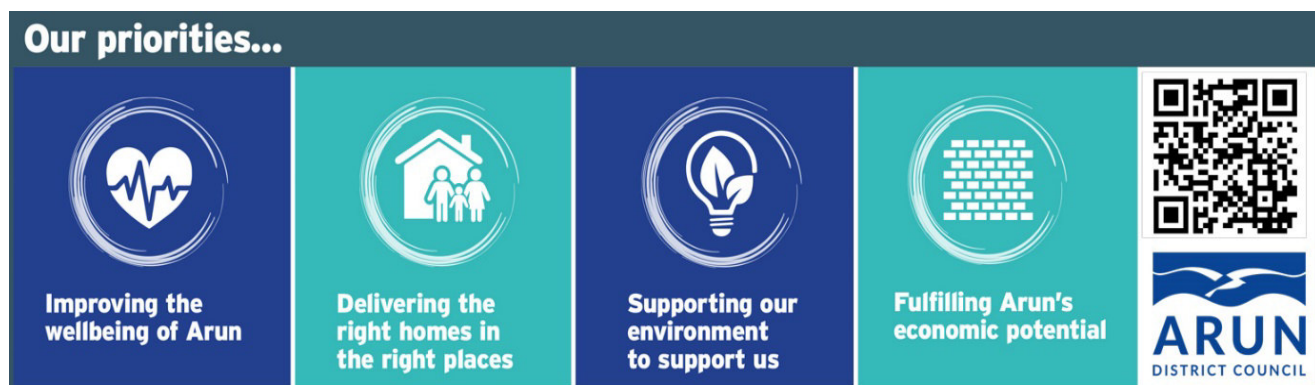
Please advise if you wish to submit amendments so that we can then issue a re-consultation to the LLFA as I don't believe they will provide us with amended comments without a re-consultation.

Kind Regards

Simon

Simon Davis MRTPI
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From: Megan Smith [REDACTED]
Sent: 08 July 2025 14:07
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Barker [REDACTED]
Subject: LU/72/25/OUT - Land west of New Courtwick Lane, Wick - Drainage Comments

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Dear Simon,

I hope you're well.

As you're aware, there is currently an outstanding objection from the LLFA in relation to surface water drainage for our hybrid application at Wick, Littlehampton. Our drainage consultant has been engaging with the LLFA to address their concerns, and while we have worked through a number of technical issues, the remaining point of contention relates to groundwater monitoring.

We fully appreciate the importance of ensuring a robust and policy-compliant drainage strategy. However, we would like to formally request that the outstanding drainage matters for both Phase 1 (Full Application) and Phase 2 (Outline Application) be dealt with by way of pre-commencement conditions, rather than prior to determination.

This request is particularly justified in relation to Phase 2, which forms the outline element of the application and is currently not supported by detailed design. It is typical for drainage for outline phases to be secured via condition, and we trust this approach will be acceptable.

With regard to Phase 1, a more detailed design has been provided, however an objection remains from the LLFA relating to the need for more groundwater monitoring tests. It is important to highlight the technical challenges this site has presented from the outset. Initial infiltration testing (GESL, April 2023) showed that standard-depth infiltration was not feasible, prompting further investigations. In March 2025, testing undertaken by Land Science confirmed that deeper infiltration was also unsuitable due to high groundwater levels. Most recently, we undertook targeted testing at shallower depth which produced favourable results, leading to the development of a strategy involving a drainage blanket with permeable paving, an appropriate SuDS solution that manages runoff at source and aligns with Adur policy.

It’s worth reiterating that the most recent groundwater testing was carried out in March 2025—typically recognised as within the winter monitoring period and representative of peak groundwater levels. However, the LLFA is requiring monitoring across the winter period.

Given the technical work already undertaken, and the fact that a feasible solution has been identified, we believe it is entirely reasonable for final drainage details—particularly those linked to groundwater levels—to be secured via a pre-commencement condition for both phases 1 and 2. This would provide the LLFA with sufficient control while allowing the planning application to progress without unnecessary delay.

We would greatly appreciate your support in considering this approach and would welcome your thoughts on how best to proceed.

Kind Regards

Megan Smith MRTPI (she/her)
Associate Planner

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