



Mr S Davis
Arun District Council,
Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF

5th January 2026
Our Ref: D2416
Planning Ref: AL/67/25/PL

Dear Simon,

RE: NYTON REST, NYTON ROAD, ALDINGBOURNE PO20 3TU

We write on behalf of our client (the applicant) in respect of the Parish Council objection (12th December 2025) relating to flood risk concerns in relation to the above application. Please accept this as our response to the points raised by the Parish Council in respect of flood risk.

The development proposed already exists – it has previously been consented on a temporary basis on 2 No. occasions and the applicant is seeking to obtain approval for this to be retained on a permanent basis.

No history of flooding has been identified at the site. As is detailed within the flood risk assessment prepared (D2416/FRA1.1) the site is located in Flood Zone 1 in both the present day and in respect of climate change, whilst the site is identified as being at 'Very Low' risk of surface water flooding. As is noted by the Parish Council within the objection, the site is flat with no prevailing overland flow paths or routes, therefore any flooding that may occur in an extreme rainfall event would be confined to the site itself. The site has a fully permeable surface finish at ground level, which therefore does not generate run-off as with impermeable surfaces.

Groundwater investigation has been undertaken on site, with groundwater encountered at c. 400mm below ground level. As detailed within the flood risk assessment, should groundwater emerge on site – or impact upon the ground's infiltration potential – surface water flooding and/or groundwater flooding would result in localised ponding on site, which would eventually regress as ground conditions would allow.

In summary, the site is identified as being at 'Very Low' risk of surface water flooding and no historic impacts in respect of flooding have been experienced on site, or off-site in respect of the development. As such, it is considered that the retention of the development on a permanent basis is appropriate in respect of flood risk and surface water drainage, as detailed within the flood risk assessment.

In closing, BP Civils notes that Arun District Council's drainage officer has commented on the application and has raised no concerns or objection, instead acknowledging that *'the permeable surface is considered to be existing and the application poses no significant change which would affect surface water drainage on or offsite'* and that *'the reuse of the existing permeable surface is acceptable.'*

Yours sincerely,

Stuart Burnett
Engineer, BP Civils