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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 14th May 2026

Dear Mr Crowther,

RE: A/44/26/PL – Former Shrublands Nursery, Roundstone Nursery, Angmering, BN13 4AT

Thank you for your consultation on the above site, received on 27th April 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Retention of 40 No dwellings (after demolition of previous buildings) and associated operations (resubmission following A/115/25/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings.

We would advise the LPA to ensure any relevant Sequential Test requirements are met. We have not checked the technical details of Standard 5 (Amenity) and Standard 6 (Biodiversity) and would expect the LPA to seek input from others with greater expertise in this area.

Following a review of the application, we have no objection subject to the following conditions:

Condition 1:

Prior to commencement of the development, a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as part the agreed construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF

Condition 2:

Upon completion of the surface water drainage scheme (or phase) and prior to the first occupation of the development (or phase) a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum:

1. CCTV survey of underground structures,
2. A full set of "as built" drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established.
4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF

Yours sincerely,

Eleanor Read
Flood Risk Management Team

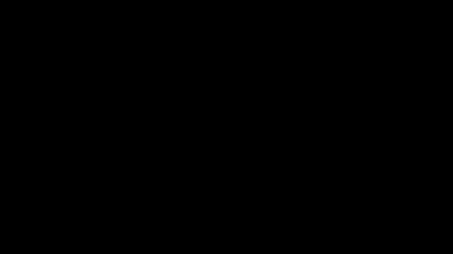
[Redacted Signature]

Annex

The following documents have been reviewed, which have been submitted to support the application;

Flood Risk Assessment and Drainage Strategy by Odyssey, 07.04.2026, First issue

PL- Consultation- WSCC Drainage response



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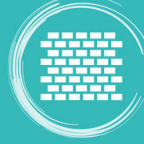
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Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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

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