

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 16th July 2026

Dear Mr Davis,

RE: BN/73/26/OUT – Land at Sunnyside Nurseries, Yapton Road, Barnham

Thank you for your consultation on the above site, received on 24th June 2026. We have reviewed the documents submitted and have the following comments to make.

This is an Outline planning (with some matters reserved except access) for up to 190 No. dwellings including informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan, affects a Public Right of Way and may affect the setting of listed buildings.

The LLFA provided pre-application advice for this application.

As infiltration is not a viable method of draining the site due to high groundwater levels, it is proposed to attenuate and discharge surface water at restricted greenfield rates (the same as existing greenfield site). We are pleased to see SuDS have been considered from outline stage and look forward to seeing the detailed surface water drainage strategy at reserved matters.

We have no objection to this application, subject to the following conditions:

Condition 1:

Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk Assessment, Drainage Strategy and Lidsey Drainage Impact Assessment by BP Civils, May 2026, Issue 1.2. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. Surface water runoff rates will be attenuated to greenfield runoff rates based on the proposed impermeable area.

2. Evidence that the surface water drainage system complies with the National Standards for SuDS for the management of everyday rainfall (Interception)
3. Details of all existing and proposed watercourses and sewers, including any proposed discharge points.
4. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be submitted to demonstrate this.
5. Detailed drainage layout plan, which corresponds with the hydraulic calculations. This shall have supporting detailed design drawings including cross sections.
6. An exceedance flow routing plan demonstrating no increase in surface water flood risk off site. The plan must include proposed levels and flow directions.
7. Evidence that the surface water drainage system meets Standard 4-6 of the National Standards for SuDS.
8. Construction method statement for the surface water drainage system and any ordinary watercourses within or adjacent to the site.
9. Site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.
10. Finished ground floor levels of residential properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere, in accordance with NPPF and Local Planning Policy.

Condition 2:

Prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the approved details, and that any variations or defects are appropriately addressed. Details for any appointed management company shall be provided.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy.

Informatives:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

The LLFA will shortly be providing guidance on what we expect to see for surface water drainage in major planning applications, alongside information required to discharge conditions. This is likely to be hosted here: [Sustainable drainage systems - West Sussex County Council](#)

Yours sincerely,

Eleanor Read

Flood Risk Management Team



PL- Consultation- WSCC Drainage response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



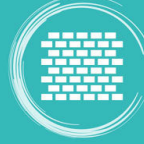
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Eleanor Read [REDACTED]
Sent: 16 July 2026 16:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to BN/73/26/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon,

Please see response attached.

Kind regards,
Ellie

Eleanor Read
Senior Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
[REDACTED] | Web: www.westsussex.gov.uk

Advance Notice of Leave: 22nd to 23rd July, 27th to 31st July and 10th to 27th August.

LEGAL DISCLAIMER
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.