

CM/39/25/DOC

Pl- rep- object

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 08 December 2025 12:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection letter CM/39/25/DOC

Breezie Allwright
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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: Ewout Benschop [REDACTED]
Sent: 08 December 2025 11:08
To: Planning <Planning@arun.gov.uk>
Cc: [REDACTED]
Subject: Objection letter CM/39/25/DOC

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Dear Sir/Madam,

I am sending you this mail as my objection against planning application CM/39/25/DOC was blocked for unknown reasons.

Ewout Benschop
20 Appletree Walk
BN175QN Climping

Monday 8th December 2025

Planning Department
Arun District Council

Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF

Dear Sir or Madam,

OBJECTION TO PLANNING APPLICATION CM/39/25/DOC

Re: Discharge of Condition – Drainage & Sewage Proposals Adjacent Field Near Appletree Walk, Climping

I am writing to lodge a formal objection to planning application CM/39/25/DOC, relating to proposed drainage and sewage works on the field adjacent to my property at 20 Appletree Walk, Climping. Having reviewed the documents available, I am seriously concerned that the drainage and sewage strategy is incomplete, non-compliant with essential guidance, and poses a tangible flooding and sewage-overflow risk to existing homes — including mine.

My objection is based on the following grounds:

1. Inadequate Flood Risk Assessment (FRA) and Surface-Water Strategy

The application appears to lack a sufficiently detailed Flood Risk Assessment, despite the development affecting a low-lying area where surface-water runoff already accumulates.

Under national planning guidance, any development impacting surface-water risk must provide an FRA and demonstrate that it does not increase flood risk elsewhere.

This requirement exists regardless of whether the site is in Flood Zone 1, because surface-water flooding and drainage changes must be assessed separately.

Without a compliant FRA and properly modelled drainage design, approval would be premature and unsafe.

2. Risk of Increased Flooding to Existing Homes

The proposed drainage layout risks altering the natural flow of water away from the site. Without evidence of capacity modelling or permeability testing, there is a strong possibility that the scheme could:

- increase surface-water runoff toward existing houses;
- overload existing drains;
- cause local flooding during heavy rain;
- create pooling or standing water on the field boundary adjacent to residential plots.

Arun District Council policy requires that developments must not create any additional flood risk to neighbouring land.

This proposal fails to demonstrate compliance.

3. Non-Compliance with Building Regulations — Approved Document H (“Drainage and Waste Disposal”)

The drainage and foul-water scheme appears inconsistent with several mandatory requirements under Approved Document H of the Building Regulations, specifically:

- H1: Requirement for adequate disposal of foul water
- H2: Requirement for adequate disposal of surface water
- Mandatory separation of foul and surface-water systems
- Requirement to discharge foul water to a public sewer where feasible
- Suitability tests for soakaways and ground infiltration
- Minimum design standards for pipework, gradients, ventilation, and system capacity

None of these essential technical assurances are adequately demonstrated in the submitted documentation.

4. No Evidence of a Sustainable Drainage System (SuDS) Compliant with Local & National Standards

Arun District Council requires all developments to provide a fully detailed SuDS strategy, including:

- infiltration/soakaway testing
- drainage modelling for a 1 in 100 year storm + climate change allowance
- demonstration of storage capacity
- safe exceedance routes
- future maintenance schedules

The application's drainage plan is too simplistic, lacks modelling, does not show exceedance routes, and contains no SuDS maintenance plan.

Granting approval without these documents would be contrary to the National Planning Policy Framework (NPPF) and Arun District Council's own drainage checklist requirements.

5. Missing Verification and Long-Term Maintenance Information

Good practice requires a lifetime management plan for drainage assets, including responsibility, funding, and maintenance procedures.

None has been supplied.

In addition, the Council normally requires as-built verification of drainage before completion, especially where underground drainage or soakaways are installed. The application gives no assurance this will occur.

Conclusion and Request

Given these significant concerns, I respectfully ask Arun District Council to:

- REFUSE application CM/39/25/DOC,
- or
- Require the applicant to resubmit a complete and compliant drainage strategy, including:
 1. A full Flood Risk Assessment
 2. A complete SuDS design with calculations
 3. Evidence of compliance with Building Regulations Part H
 4. Soil infiltration tests and capacity modelling
 5. A detailed maintenance and management plan
 6. Verified plans showing that flood risk to existing properties will not be increased

Approving this application in its current form would, in my view, expose neighbouring homes — including my own — to avoidable and foreseeable risk of flooding, drainage failure, and sewage problems.

Please confirm receipt of this objection, and notify me of any further consultation or decision relating to this application.

Yours faithfully,

Ewout Benschop