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Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

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

Date 24 July 2026

Dear Amber,

RE: LU/72/25/OUT - Paynters Croft, Burndell Road, Arundel, BN18 0HR

Thank you for your consultation on the above site, received on 13 July 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may affect the setting of listed buildings.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Further information required/updated to demonstrate viable method of surface water discharge.
- Not complying with NPPF, PPG or local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the issues below are adequately addressed.

1. While we appreciate that this is an Outline application, we are concerned over the existing surface water flood risk at the site. We note the explanation that the flooding is the result of low points at the site, but we feel that further evidence is needed to ensure that this can be managed by an appropriate mitigation scheme or drainage strategy on the site.

2. Updated calculations for the entire site are required to ensure the proposed surface water drainage network can appropriately drain the development.
1. It is unclear whether urban creep has been used within the calculations. This shall be selected in line with the National Standards for SuDS.
2. Further details of the maintenance and management of SuDS features is required. **This can be conditioned, although we recommend early consideration of management and maintenance.**
3. Updated FRA and Drainage Strategy presented for consideration with appropriate plans at sufficient detail design status to establish principle.
4. Revised Calculations to current standards (eg FEH2022, CV=1 both Summer and Winter, Climate Change 45%), ensure storage quoted can be achieved at a range of rainfall event scenarios.
5. Further percolation testing and groundwater monitoring required at site of any SuDs features.
6. Ensure 1m freeboard of any solution above groundwater level. Base of any proposed structures must be above this.
7. The applicant has demonstrated infiltration potential through BRE365 testing. However, groundwater has been recorded at shallow depths. Please provide confirmation of the minimum separation between anticipated winter groundwater levels and the proposed infiltration system and demonstrate why infiltration drainage is not feasible in accordance with the drainage hierarchy.
8. Further clarification with respect to exceedance. Many references to "follow the site's natural topography" however updated plans/further evidence in form of exceedance drawings, depths, pathways to demonstrate that homes remain dry.

All the above will provide reassurance the proposals are in accordance with the National Standards for SuDS.

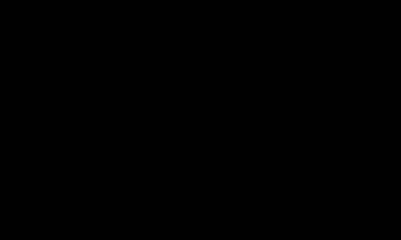
Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Mat Jackson
Flood Risk Management Team



PL- Consultation- WSCC Drainage response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Our priorities...



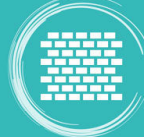
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: [REDACTED]
Sent: 24 July 2026 11:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number F/36/26/OUT at Paynters Croft Burndell RoadArundelBN18 0HR

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Please could the attached response be distributed to the relevant case officer, Amber Willard

Regards

Mat Jackson

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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