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

Lead Local Flood Authority

Date 24 September 2026

Dear Amber,

RE: F/36/26/OUT - Paynters Croft, Burndell Road, Arundel, BN18 0HR

Thank you for your consultation on the above site, received on 04 September 2026. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works. This application is a Departure from the Development Plan.

We previously objected to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy which demonstrates a viable method of surface water discharge, hence not complying with NPPF, PPG or local policies.

Our concerns have been adequately addressed, except for a small area of permeable paving which only achieves 0.88m separation to groundwater rather than the 1.0m separation required as per the National Standards. It has been demonstrated that it will not be possible to drain these areas via infiltration, whilst maintaining the 1m buffer, and so water may instead need to be discharged to the next option on the hierarchy (to a watercourse).

Based on the information currently submitted, the LLFA is not satisfied that compliance has been adequately demonstrated with National SuDS Standard 1 (Runoff Destinations and Drainage Hierarchy) and Standard 3 (Management of Extreme Rainfall and Flooding).

We **object** to the proposed development for the reasons set out above.

Yours sincerely
Mat Jackson
Flood Risk Management Team



Annex

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

- Response to LLFA Comments, BP Civils, 02 September 2026
- DWG. 000-BPC-WD-ZZ-D-C-SK03 P00 02.09.26 Existing Flow Path Analysis, BP Civils September 2026

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Sent: 24 September 2026 10:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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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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