

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

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 17 August 2026

Dear Hannah,

LU/173/26/OUT- Westholme Nursery, Toddington Lane, Littlehampton , BN17 7PP

Outline planning application (with all matters except access reserved) for the construction of up to 20 residential units. This application may affect the setting of listed buildings.

Thank you for your consultation on the above site, received on 24 July 2026. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment and Drainage Statement to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy and we would **object** until such time that the details below are submitted for review.

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 and Drainage Strategy. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where the highest recorded groundwater levels show a 1m unsaturated zone from the base of infiltration features is achievable. Where infiltration is not viable, surface water runoff rates will be attenuated

to 3.2 l/s/ha based on the proposed impermeable area, as stated within Dwg. A8131-1501, P4, 08.06.26 of the Drainage Strategy.

Condition 2

Prior to occupation of the development, a verification report shall be submitted to and approved 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.

Yours sincerely,

Mat Jackson
Flood Risk Management Team

[Redacted Signature]



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 18 August 2026 10:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/173/26/OUT at Westholme Nursery Toddington Lane Littlehampton BN17 7PP

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Please could the attached response be distributed to the relevant case officer. Hannah Kersley

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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