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Lead Local Flood Authority

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

Date 14 May 2026

Dear Simon,

RE: R/63/26/PL – Windmill Inn, 42 Mill Lane, Littlehampton, BN16 3JN

Thank you for your consultation on the above site, received on 27th April 2026. We have reviewed the application as submitted and wish to make the following comments.

Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement living apartments and 3 No retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (Zero Rated) as other development.

We would advise the LPA to ensure any relevant Sequential Test requirements are met. We have not checked the technical details of Standard 5 (Amenity) and Standard 6 (Biodiversity) and would expect the LPA to seek input from others with greater expertise in this area.

Following a review of the application, we have no objection subject to the following conditions:

Condition 1:

Prior to commencement of the development, a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as part the agreed construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF

Condition 2:

Upon completion of the surface water drainage scheme (or phase) and prior to the first occupation of the development (or phase) a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum:

1. CCTV survey of underground structures,
2. A full set of "as built" drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established.
4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF

Yours sincerely,

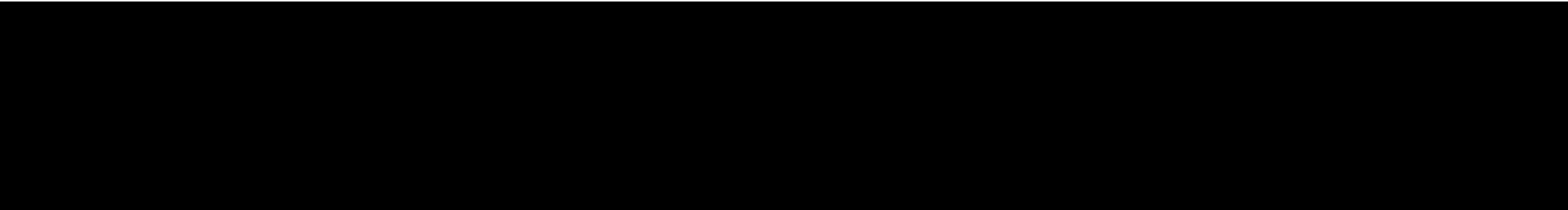
Mat Jackson
Flood Risk Management Team



Annex

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

- Flood Risk Assessment and Drainage Statement version 2.0 prepared by CEP, April 2026
- Dwg. 23915 – 201 - Site Layout - Proposed Drainage
-



PL- Consultation- WSCC Drainage response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: [Redacted]
Sent: 14 May 2026 16:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number R/63/26/PL at Windmill Inn42 Mill LaneLittlehamptonBN16 3JN

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Please could the attached response be distributed to the relevant case officer, Simon Brookbanks

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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