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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 02 June 2026

Dear Simon,

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 would like to update our comments.

We would retain our advice that the LPA 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.

The scheme proposed does not currently meet Standard 1 Run Off and Standard 3 Extreme Rainfall and Flooding of the National Standards for Sustainable Drainage Systems (NSfS) and consequently conflicts with Local Policies WDM2 and WDM3, therefore, **we object** to the approval of the full app for the following reasons:

1. Reuse-is stated however no feature, scale or layout is shown.
2. 1 m buffer from the highest recorded ('Maximum likely') groundwater level is not achieved.
3. Percolation testing is required at the depth and location of any infiltration features. Additional testing will be required to account for achieving the required buffer from groundwater (Point 2). Calculations and designs will need to be updated in response to the results.

We will review this upon satisfactory consideration of the above.

This response supersedes the letter dated 14 May 2026.

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
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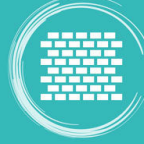
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From: Mat Jackson [redacted]
Sent: 02 June 2026 15:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>; simon.broadbanks@arun.gov.uk
Cc: Dominic Henly [redacted]
Subject: LLFA Planning Response R/63/26/PL Windmill Inn, 42 Mill Lane Rustington

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Please see attached updated planning response for upload to the planning portal.

Kind Regards

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council

[Redacted signature block]



Advanced Notice of Leave: 21st May – 1st June 2026

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