

Laura Mills

From: Simon Brooksbank
Sent: 22 June 2026 14:29
To: Planning.Responses
Subject: FW: R/63/26/PL - The Windmill Inn and 34 Mill Lane, Rustington

Follow Up Flag: Follow up
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Hi Team,

Please can you upload these drainage comments in response to the agent's response to their initial comments (which I forwarded earlier today).

Thanks

Simon

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 22 June 2026 13:38
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: RE: R/63/26/PL - The Windmill Inn and 34 Mill Lane, Rustington

Hi Simon

Just to say that reducing the one metre freeboard could set a precedent and have significant implications on many other applications so this needs very careful consideration. Mayflower decision is pre-publication of the new National Standards for Suds.

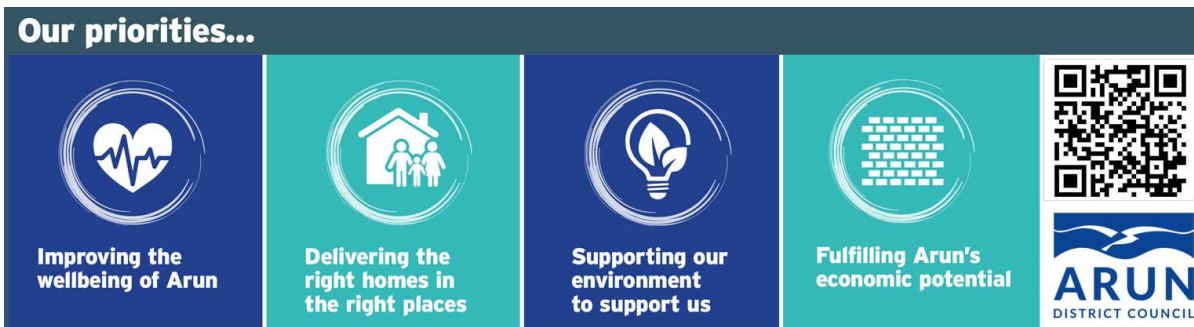
Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 22 June 2026 12:15
To: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: R/63/26/PL - The Windmill Inn and 34 Mill Lane, Rustington

Hi Paul,

Thanks for your time last week. It was very helpful.

I have been made aware of the below email which the agent sent in response to your comments (my email was incorrect- so I didn't receive it the first time).

I have attached the Officers Report and Drainage comments for Mayflower (A/122/23/PL) for ease of reference.

I appreciate that engaging with refuting comments/giving other decisions as evidence to get you to change your position is generally outside of the realm of the consultation process, but wanted to make you aware of this nonetheless. If you could confirm if you wish to provide a response to this?

Following our meeting last week, I will discuss with Dave this week and will contact the agent outlining our position.

Kind regards

Simon

From: Matthew Shellum <[REDACTED]>
Sent: 04 June 2026 16:20
To: simon.brooksbank@arun.gov.uk; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: R/63/26/PL - The Windmill Inn and 34 Mill Lane, Rustington

Good Afternoon Simon,

Please find attached a response from our drainage engineer to the consultation response from Arun engineers of the 1st June along with decision notice for Mayflower Way, Angmering, and response from Arun Engineers to an application at Speedwell Chase.

It is disappointing following an appeal last year where Arun Engineer's insisted that the scheme could suitably infiltrate to the ground that they are now objecting to a proposed drainage strategy proposing infiltration to the ground. Infiltration is possible to the ground with a reduced freeboard, a position which Arun has accepted at Mayflower Way, Angmering and which we anticipated would be acceptable to Arun here given their position at the appeal. The national standards allow for a reduction in the freeboard where

agreed with the approving body which in this case is the statutory consultee the Lead Local Flood Authority who raise no objection to the proposed drainage scheme.

Arun engineers' position of a 1m freeboard if applied as a blanket (which is not what they have been doing across the district) would have significant impact on the extent of developable land in a coastal area.

I trust the attached addresses the points raised and would hope that the absence of objection from the statutory consultee will allow the LPA to approve the application at the earliest opportunity.

I look forward to hearing from you.

Kind regards