

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Mr S Davis
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 3rd September 2026

Dear Mr Davis,

RE: WA/18/26/PL - Land off Arundel Road Fontwell

Thank you for your consultation on the above site, received on 25th August 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a full application for the erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure.

Following a review of the updated documents, we have the following comments to make:

In the updated documents, our previous concerns related to mislabelling of the detention basin as an infiltration basin, inclusion of a liner in drawings to prevent groundwater ingress into the basin and the updated maintenance easement are all addressed.

As stated by the applicant, Standard 2 (Interception) in the National Standards for SuDS has not been met. Insufficient evidence has been provided to demonstrate that the proposed interception feature (permeable paving) has adequate capacity to provide the required level of interception across the entire positively drained area (impermeable area) of the site. Based on the submitted information, approximately 40.3% of the total contributing impermeable area does not drain to an interception feature.

Total area which would be intercepted by permeable paving, based on the details of the National Standards for SuDS	6,309m ²
Positively drained for the site	10,581m ²
Positively drained area not being intercepted (roofs and basin area)	4272m ² (40.3%)

We consider that there are opportunities within the site layout to incorporate additional interception features, such as rain gardens and swales.

For future developments, we recommend that the applicant considers interception requirements at the masterplanning stage, as SuDS features which can provide interception, such as basins and swales, can have significant implications for the scale, layout, and overall design of the development. Early consideration of these requirements can help ensure that sufficient space is allocated and that interception can be effectively integrated into the development plans.

We **object** to the proposed development for the reasons set out above. However, should the Local Planning Authority be minded to grant planning permission contrary to our recommendation, we recommend that the planning conditions below are imposed:

Condition 1

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

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Policy W DM2 and W DM3 in Arun Local Plan.

Condition 2

The development hereby approved shall not be first occupied/brought into use until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Condition 3

The development hereby approved shall not be first occupied/brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details (Drainage Strategy Plan by DHA Planning, 10.08.2026, revision P7). If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Informatives:

As the outfall for the drainage strategy will require engagement with WSCC highways, we recommend the applicant engages early with them, to ensure there are no delays during construction.

The LLFA will shortly publish guidance on its website outlining the information and supporting evidence required at the discharge of condition stage to demonstrate that the drainage scheme complies with the National Standards for SuDS. This will be hosted here: [Sustainable drainage systems - West Sussex County Council](#)

Yours sincerely,

Eleanor Read
Flood Risk Management Team

[Redacted signature]

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...



Sent: 03 September 2026 15:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Reponse to application WA/18/26/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
