

Mr S Davis
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 13 August 2026

Dear Simon,

WA/46/26/PL - Land At Freeman Close Walberton BN18 0AE

Change of use of and conversion of existing buildings and land to form 25 no. dwellings (within existing footprints) with associated hard and soft landscaping, parking, car ports, play areas, and works. This application is a Departure from the Development Plan, also lies within the parish of Barnham and is in CIL Zone 3 and is CIL Liable as new dwellings.

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

The approved Drainage Strategy and Flood Risk Assessment [Foul and Surface Water Drainage Strategy v1.0 , Unda, May 2026, DWGs 96506-01 Rev1.1 08.05.26, 9506-03 rev1.0 08.05.26] shall be implemented in full prior to the first occupation/use of the development hereby approved and shall thereafter be retained and maintained as approved throughout the lifetime of the development.

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 Local Planning Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

Condition 2

The development hereby approved shall not be first occupied 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 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 [Foul and Surface Water Drainage Strategy v1.0, Unda, May 2026, DWGs 96506-01 Rev1.1 08.05.26, 9506-03 rev1.0 08.05.26. 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 County 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.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 17:06
To: Planning Scanning
Subject: FW: Response To Application Number WA/46/26/PL at Land At Freeman Close Walberton BN18 0AE
Attachments: Response_WA-46-26-4.pdf

[REDACTED]

[REDACTED]

[REDACTED]

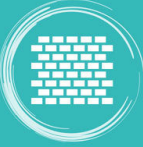
[REDACTED]

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From: [REDACTED]
Sent: 13 August 2026 12:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number WA/46/26/PL at Land At Freeman Close Walberton BN18 0AE

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

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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