

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 30 June 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. For this consultation, we have reviewed the following documents submitted:

- Foul and Surface Water Drainage Strategy For Planning, Unda, May 2026
- Flood Risk Assessment for Planning, Unda, May 2026

Therefore, we **object** to this planning application in the absence of an acceptable Drainage Strategy relating to:

- the development increasing surface water flood risk at the site and elsewhere.
- the development not complying with NPPF, PPG, National SuDs Standards or local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

1. Justification for the use of a Pump opposed to Gravity Connection.

2. Drainage Hierarchy: Evidence Reuse has been considered.
3. An advanced level of detailed design is required and associated plans.
4. A plan showing any stored areas and potential flow/exceedance routes is required.
5. A Short technical note as to how development meets national SuDs Standards.
6. An updated drainage strategy is required that ensure flooding does not occur in the 1 in 30 year plus climate change event. Evidence that any flooding in the 1 in 100 year plus climate change event is stored safely on site is also required.

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely

Mat Jackson
Flood Risk Management Team



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 30 June 2026 13:29
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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