

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

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

Date 20 August 2026

Dear Simon,

RE: WA/61/26/PL - Riverwood Centre, Yapton Lane, Walberton, BN18 0AS.

Thank you for your consultation on the above site, received on 07 August 2026. We have reviewed the application as submitted and wish to make the following comments.

Erection of a church building along with creation of associated car park. This site is in CIL Zone 3, not CIL liable (zero rated other development).

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Further information required/updated to demonstrate viable method of surface water discharge.
- Not complying with NPPF, PPG, National Standards for SuDs or local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 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 issues below are adequately addressed.

1. We are concerned over the existing and future surface water flood risk at the site. Further evidence is needed to ensure that this can be managed by an appropriate mitigation scheme or drainage strategy on the site.
2. A complete set of hydraulic calculations for the entire site are required to ensure the proposed surface water drainage network can appropriately drain the development to current standards (eg FEH2022, CV=1 both Summer and Winter, Climate Change 45%), ensure storage quoted can be achieved at a range of rainfall event scenarios.
3. Further site specific details of the maintenance and management of SuDS features is required due to the design refresh. **This can be conditioned, although we recommend early consideration of management and maintenance.**
4. Updated, proportionate FRA and Drainage Strategy presented for consideration with appropriate plans at sufficient detail design status to demonstrate a viable solution.
5. Further evidence that infiltration has been ruled out are check compliance with SuDs Hierarchy
6. Percolation testing and groundwater monitoring required at site of any SuDs features.
7. Ensure 1m freeboard of any solution above groundwater level. Base of any proposed structures must be above this. Please provide confirmation of the minimum separation between anticipated winter groundwater levels and the proposed infiltration system.
8. Further clarification with respect to exceedance. Many references to "follow the site's natural topography" however updated plans/further evidence in form of exceedance drawings, depths, pathways to demonstrate that any property remains dry remain dry.
9. A short briefing note with appropriate signposting to How the development incorporates the National Standards for SuDs. (June 2025)
10. Clarification of the land ownership and site red line boundaries. Plans within FRA show connecting features to ordinary watercourses 'off site'
11. All documents, plans, calculations should submitted in colour for interpretation purposes.

All the above will provide reassurance the proposals are in accordance with the National Standards for SuDS and local Policy.

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Mat Jackson
Flood Risk Management Team

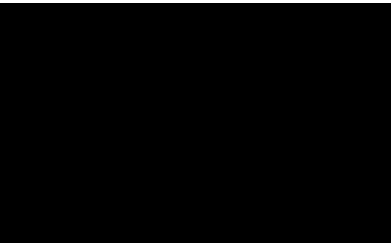


Annex

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment and Drainage Strategy prepared by Nimbus, July 2024
- Lidsey Drainage Impact Assessment prepared by Knight Consulting, July 2026

PL- Consultation- WSCC Drainage response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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...



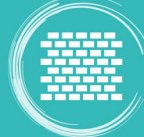
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: [Redacted]
Sent: 20 August 2026 15:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number WA/61/26/PL at Riverwood Centre Yapton Lane Walberton BN18 0AS

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, 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.

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.

1