

West Sussex County Council - Planning Consultation Response



To: Arun District Council

Date: 12 October 2026

FAO: Simon Brooksbank

From: WSCC - Lead Local Flood Authority

LPA Reference: WA/61/26/PL

Location: Riverwood Centre

Yapton Lane

Walberton

BN18 0AS

Proposal: 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).

FRA and drainage plans received.

Date of Site Visit: N/A

Recommendation: Objection

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 12 October 2026

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

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 29 September 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).

The Lead Local Flood Authority (LLFA) has reviewed the submitted drainage information in support of the proposed development. The submitted strategy proposes a SuDS-led approach comprising permeable surfacing, rainwater harvesting and disposal of surface water via infiltration features. Whilst the overall drainage hierarchy appears appropriate in principle, the LLFA considers that **insufficient information** has been provided to demonstrate that the proposed drainage strategy is feasible, robust and compliant with national and local SUDS requirements.

In particular, the submitted information does not adequately demonstrate:

- The suitability of the site for infiltration through provision of BRE365-compliant infiltration testing.
- Groundwater conditions and any potential impacts on infiltration performance.
- Greenfield runoff rates and confirmation that post-development runoff will appropriately replicate the existing greenfield response.
- Drawdown performance of the proposed infiltration features.
- Safe management of exceedance flows during events exceeding the design standard.
- Clarification of hydraulic model outputs indicating surcharge and/or flood risk conditions within parts of the proposed drainage network.
- Compliance with the drainage hierarchy through a clear supporting assessment.
- Provision of an appropriate water quality treatment train.

Annex

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

- PRE DEVELOPMENT IMPERMEABLE AREAS C3879-01 REVB
- POST DEVELOPMENT IMPERMEABLE AREAS C3879-02 REVB
- PROPOSED SURFACE WATER STRATEGY LAYOUT C3879-03 REVB
- PROPOSED SURFACE WATER MAINTENANCE AND MANAGEMENT PLAN C3879-05 REVB
- STANDARD DESIGN DETAILS SHEET 01 FROM 03 C3879-06 REVB
- STANDARD DRAINAGE DETAILS SHEET 02 FROM 03 C3879-07 REVB
- STANDARD DRAINAGE DETAILS SHEET 03 FROM 03 C3879-08 REVB
- FRA
- DRAINAGE STRATEGY Report

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Sent: 12 October 2026 17:23

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Subject: Response To Application Number WA/61/26/PL at Riverwood Centre Yapton Lane Walberton
BN18 0AS

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

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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