

[REDACTED]

From: Daun Johnson on behalf of Planning
Sent: 21 September 2026 08:25
To: Planning Scanning
Subject: FW: WA/68/26/PL — status of the surface water drainage objection of 21 August 2026



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From: Jonothon Butters [REDACTED]
Sent: 18 September 2026 13:45
To: Planning <Planning@arun.gov.uk>
Subject: WA/68/26/PL — status of the surface water drainage objection of 21 August 2026

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Dear Ms Smith,

WA/68/26/PL — Land North of The Green Way, West Walberton Lane, Walberton, BN18 0QS

Further to my earlier representations, I write on a single point arising from the documents now on the public file.

The Council's Engineers Comments Regarding Surface Water Drainage (reviewer reference ADC/EXT5/AF), dated 17 August 2026 and revised 21 August 2026, each record Standard 3, Extreme Rainfall and Flooding, as Insufficient, with the response given as Objection. Standard 7 is recorded as Insufficient, requiring further information. The revised assessment was forwarded on 21 August 2026 by Mr Paul Cann, Principal Drainage Engineer, and described as an objection.

That assessment states at paragraph 8.1 that it is not a holding objection, that no conditions are listed, and that engineers should be re-consulted for suggested conditions if the Council is minded to approve. Paragraph 8.2 states that imposing conditions at this stage rather than

overcoming the objection could result in a condition that cannot be discharged, and that permission may be invalid or the condition deemed unreasonable. Paragraph 8.3 asks that the applicant not be permitted to submit further documents without prior discussion as to whether they can be assessed or influence the determination.

The applicant submitted a revised Flood Risk Assessment and Drainage Strategy (Issue 4, ref 2026-6947-FRA04), a supplementary driveway drainage plan and a response to the drainage comments on 26 August 2026, five days after that objection.

I am conscious that documents appear on the portal some time after receipt, and I make no assumption that the drainage engineer has not since responded. I would be grateful if you could confirm:

- (i) whether the drainage engineer has been re-consulted on the documents submitted on 26 August 2026; and
- (ii) whether the objection recorded on 21 August 2026 is maintained or withdrawn.

I raise this because Issue 4 does not appear, on its face, to resolve the matters objected to. The drainage strategy comprises five separate networks. Only two were re-modelled for Issue 4, and both simulation outputs are dated 19 August 2026, before the revised objection of 21 August. The remaining three were not re-modelled, and continue to return flood risk within the current submission. At the 1 in 100 year event with a 45% climate change allowance, the network serving the dwelling returns Flood Risk at PS19, PS16, PS20, PS17, PS1 and at the outfall PS2; the infiltration pond network returns Flood Risk at PS8, PS10, PS9 and at the pond PS12; and the infiltration tank network returns Flood Risk at PS13 and PS14, with both connecting pipes exceeding capacity. Standard 3 is the standard those results engage.

I would ask that the application not be determined until the position of the drainage engineer on the documents of 26 August 2026 has been established.

I have further observations on the groundwater monitoring data and on the infiltration assumptions adopted in Issue 4, which I will provide if that would assist.

Yours sincerely,

Jonothon Butters
Fairview, 8 Daffodil Gardens, Walberton, Arundel, BN18 0XQ