

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 3rd April 2024

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

Dear Jessica,

RE: AL/11/24/OUT – Land East of Westergate, Westergate (part of BEW allocated site)

Thank you for your consultation on the above site, received on 27th March 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a hybrid application where the outline application is for all matters reserved except access for up to 400 dwellings and associated works and the full planning application is for alterations to site access of Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife.

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

- The application is not in accordance with NPPF paragraph 173 and 175, PPG Flood risk and coastal change or Policy W SP1 Water, W DM2 Flood Risk and W DM3 Sustainable Urban Drainage Systems.

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 highlighted below are adequately addressed:

1. Outline drainage modelling calculations should be resubmitted using a CV value of 1 for both summer and winter events.

2. Outline drainage modelling calculations should be resubmitted and demonstrate how 10% urban creep has been included in the volume of SuDS storage required.
3. Use up to date FEH2022 rainfall parameters in any modelling scenarios.
4. For ordinary watercourses and SuDS features there should be a 3m easement on drawings. (8m for main rivers unless otherwise agreed with the EA who are responsible for main rivers)
5. The impact of ground raising on surface water flow paths should be considered, to ensure surface water flood risk is not increased elsewhere.

As the statutory consultee for development within Flood Zone 2/3 and development within 20 metres of a river, the Environment Agency must be consulted. Due to their responsibility for main rivers, we have not undertaken a full review of the modelling as this relates to fluvial water, not surface water.

Informatives:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Arun District Council on behalf of West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposals.

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,

Eleanor Read
Flood Risk Management Team



Annex

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

- Drainage Impact Assessment by WSP, September 2023, First Issue
- Hydraulic Modelling Report by WSP, September 2023, First Issue
- Flood Risk Assessment by WSP, September 2023, Revision 1
- Main Investigation Report by Soils Limited, September 2021, Document Status Final

From: Rhiannon Lloyd on behalf of Planning.Responses
Sent: 03 April 2024 14:22
To: Planning Scanning
Subject: FW: Response to AL/11/24/OUT at Land East of Westergate (BEW)
Attachments: AL 11 24 OUT letter.pdf

West Sussex response.
Thanks,

Rhiannon Lloyd (she/her)
Planner (Degree Apprentice), Planning

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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 [Planning application finder \(arun.gov.uk\)](http://arun.gov.uk).



From: [REDACTED]
Sent: Wednesday, April 3, 2024 12:06 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to AL/11/24/OUT at Land East of Westergate (BEW)

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.

Regards

Flood Risk Management

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.
