

Ground Floor  
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County Hall  
Chichester  
West Sussex  
PO19 1RH



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

**Lead Local Flood Authority**

Date 04 February 2025

Dear Planning Officer,

**RE: AL/143/24/RES - Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne, PO20 3SU**

Thank you for your consultation on the above site, received on 15 January 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Approval of reserved matters relating to Approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

We recommend **objection** 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 method of surface water discharge.
- Not complying with NPPF, PPG 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. Updated FRA and Drainage Strategy (Phased Reports) presented for consideration with appropriate plans at FOR CONSTRUCTION status**

2. **Revise Calculations to current standards (eg FEH2022, CV=1 both Summer and Winter, ensure storage quoted can be achieved.**
3. **Sufficiently legible documents and plans provided. There are some resolution issues of the documents on the Planning Portal**
4. **Recommend Phases System reviewed/approved together and in conjunction to the discharge of Outline conditions 16-18 contained within Decision Notice AL/129/21/OUT**

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;

- DS\_707\_15 Drainage Calculation Report, Rev A prepared by Wilson Dee 18 December 2024
- Decision Notice AL129/21/OUT (Conditions 16-18)

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 05 February 2025 10:56  
**To:** Planning Scanning  
**Subject:** FW: LLFA Response To Planning Application Number AL/143/24/RES at Land Adjacent Woodgate Nurseries  
**Attachments:** AL 143 24 RES letter 040225.pdf

WSSC Surface Water Drainage response

**Nikki Oktay**  
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**From:** [REDACTED]  
**Sent:** 04 February 2025 10:54  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** LLFA Response To Planning Application Number AL/143/24/RES at Land Adjacent Woodgate Nurseries

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LLFA Response To Planning Application Number AL/143/24/RES at Land Adjacent Woodgate Nurseries

Email:

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.

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