

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 28 April 2025

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

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 26 March 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 **maintain our 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.

Please consider our response date February 2025.

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. **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)

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: [REDACTED]
Sent: 28 April 2025 15:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number AL/143/24/RES at Land at Woodgate Nurseries

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

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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