

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 05 September 2024

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

Dear Planning Officer,

RE: AL/89/24/OUT – Land at Woodgate Nurseries, Lidsey Road, Woodgate

Thank you for your consultation on the above site, received on 19 August 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan.

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, PPG Flood risk and coastal change or policies in Arun local plan.

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 on the **Technical Response checklist** are adequately addressed.

Informative:

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.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



Annex

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

- Flood Risk Assessment and Drainage Strategy by Fortridge Consulting Ltd, Final July 2024

From: Rhiannon Lloyd on behalf of Planning.Responses
Sent: 05 September 2024 16:05
To: Planning Scanning
Subject: FW: LLFA Response To Planning Application Number AL/89/24/OUT at Land at Woodgate Nurseries, Lidsey Road Email 1 of 2
Attachments: AL 89 24 OUT letter 050924.pdf

Surface Water drainage response

Thanks,

Rhiannon Lloyd (she/her)
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From: [REDACTED]
Sent: Thursday, September 5, 2024 1:23 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number AL/89/24/OUT at Land at Woodgate Nurseries, Lidsey Road Email 1 of 2

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LLFA Response To Planning Application Number AL/89/24/OUT at Land at Woodgate Nurseries, Lidsey Road Email 1 of 2

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

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