

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

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 31 March 2026

Planning Reference: **A/30/26/PL**

Site Address: **Highdown Garden Centre Littlehampton Road Ferring BN12 6PG**

Planning Description: **Demolition of existing open sided structures and erection of retail canopies and restaurant lobby. This application is in CIL Zone 3 (Zero Rated) as other development.**

Dear Miss K Welch

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Drawing: Proposed Canopy Drainage Layout | prepared by AJS Structural Design | dated 13 January 2026 | Ref: A9803-140 | Rev: P0

The proposed works are classed as major development and therefore the applicant must provide an appropriate site-specific Flood Risk Assessment and Drainage Strategy to support the application. While a drainage layout has been provided, this must be supported with a drainage strategy and calculations to ensure it is suitable and viable at the site.

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

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 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 following issues are adequately addressed.

1. A Flood Risk Assessment is required to assess the existing flood risk at the site from all sources and the impact the proposed development will have on this risk. This can be proportionate to the scale and type of the development.
2. A proportionate drainage strategy is required to support the application. As a minimum this should include:
 - a. A report outlining the principles of the proposed drainage strategy that should include an assessment of the drainage hierarchy to ensure all options have been considered. Justification as to why rainwater reuse cannot be used at the site is also required.
 - b. Calculations for the proposed drainage network should be submitted to ensure the drainage strategy is suitable for the development. These should include full calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. Calculations should use FEH rainfall data, a CV value of 1, and a 45% allowance for climate change.
 - c. Accompanying plans at detailed design level to support the proposed drainage strategy.
 - d. Details on the maintenance and management of the proposed drainage network.
3. The current proposals are to connect the new surface water drainage into the existing network. An assessment of the existing drainage and a CCTV survey is required to ensure the existing network is suitable for the proposed connection.

Yours sincerely

Flood Risk Management Team

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 31 March 2026 17:02
To: Planning Scanning
Subject: FW: Response to Application A/30/26/PL Highdown Garden Centre Ferring
Attachments: A-30-26-PL - Highdown Garden Centre v1.0.pdf

PL- Consultation- WSCC Flood Risk response

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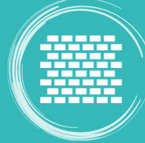
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Sent: 31 March 2026 14:46
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Please could the attached response be distributed to the relevant case officer.

Regards,

Flood Risk Management

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