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West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 21st February 2024

Dear Mr Easton,

RE: BN/11/22/OUT – Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Thank you for your consultation on the above site, received on 10th January 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an outline application with all matters reserved except for A29 realignment for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings, care home/senior living accommodation, flexible retail and community floorspace, a primary school plus open space, landscaping, drainage and other ancillary works, and realignment of A29.

We **object** to this planning application in the absence of an acceptable Drainage Strategy relating to:

- The application is not in accordance with NPPF paragraph 173 and 175, PPG Flood risk and coastal change and Policies ECC SP1 Adapting to climate change, 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 on the accompanying Planning Application Technical Response document are adequately addressed.

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.

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;

- Sustainable Drainage Report by Pell Frischmann, rev P03, 11/02/2022
- Flood Risk Assessment by Pell Frischmann, rev P05, 27/09/2023
- Highway Drainage Layout Sheet 1 to 10 by Pell Frischmann, rev P11, 21/09/2023

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Littlehampton, West Sussex, BN17 5LF

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Subject: Email 1 of 2: Response to BN/11/22/OUT BEW Parcel SC1 Barnham

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Regards

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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