

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

Dear Harry,

**CM/19/26/PL - Baird Business Park, Grevatt's Lane, Littlehampton
BN17 5RE**

Erection of replacement commercial building, parking and other associated infrastructure, including new attenuation pond. This application is in CIL Zone 5 (Zero Rated) as other development.

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

- the development increasing surface water flood risk at the site and elsewhere.
- the development not complying with NPPF, PPG, National SuDs Standards or local policies.

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. Exceedance Flow Routing

Whilst hydraulic modelling demonstrates no flooding from design events, the submission does not include a detailed exceedance plan demonstrating the routing of flows in events exceeding design capacity or in the event of drainage system blockage. The applicant should demonstrate that exceedance flows will be safely conveyed without causing flooding to buildings or increasing flood risk off-site.

2. Maintenance and Adoption

A draft Drainage Maintenance Plan has been submitted and is welcomed. However, responsibility for the long-term ownership, management and maintenance of the system is not fully defined. Final maintenance arrangements should be secured prior to occupation.

4. Level of detail design. For a full application the status of design would not be expected as preliminary. Plans should be sufficiently detailed (at or near construction) and be referenced and labelled accordingly.

Informative:

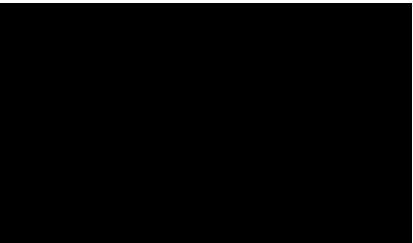
Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



PL- Consultation- WSCC Drainage response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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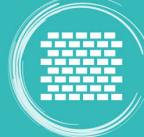
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From: [REDACTED]
Sent: 23 July 2026 16:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Please could the attached response be distributed to the relevant case officer, Harry Chalk

Regards

Mat Jackson

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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1