

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 08 September 2026

Dear Katherine,

**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 **maintain our objection** 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.

Our above concerns have not been sufficiently addressed and remain concerned management of extreme rainfall is not currently demonstrated to be in accordance with the requirements of the National Requirements for SUDs. The LLFA would like to note the following for further clarification.

- I. The drained area is 0.237ha which appears to include only the building roof and adjacent permeable parking spaces. Has the proposed access road been considered. It would be useful to have a complete drained areas plan indicating all impermeable areas within the boundary and the proposed drained area for the new drainage system and appropriate calculations revised to match.
- II. The proposed basin appears in a location within or adjacent to surface water flood risk, and potentially fluvial flood risk. An assessment of the with climate change surface water flood risk extent should be included to demonstrate the basin is outside of the 1% AEP extent for fluvial and pluvial sources as required by the National Standards for SuDs.
- III. The proposed surcharged outlet basis and level may be sufficient however the surcharge is not demonstrated by the hydraulic calculations.

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



Documents considered within this review:

- Site location plan 26972-MAC-XX-XX-DR-B-001 Rev P6
- FRA AND DRAINAGE STRATEGY
- FRA AND DRAINAGE STRATEGY PART 2
- LIDSEY DRAINAGE IMPACT ASSESSMENT
- PLANNING STATEMENT
- RIVER CONDITION ASSESSMENT REPORT OF RYEBANK RIFE TO THE SOUTH EAST OF BAIRDS BUSINESS PARK
- 13951_1250_P3 POND SECTIONS**
- 13951_1600_P5 DRAINAGE STRATEGY**
- 13951_1601_P1 EXCEEDANCE FLOOD FLOW ROUTING PLAN**

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Littlehampton BN17 5RE

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Please could the attached response be distributed to the relevant case officer, Miss K Welch

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
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