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Lead Local Flood Authority

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

Date 25 June 2025

Dear Jessica,

RE: F/14/24/RES – Land at Ford Airfield, Ford, West Sussex

Thank you for your consultation received on 6 June 2025. We have reviewed the application and provide the following comments.

This Reserved Matters application (layout, scale, appearance, landscaping) follows outline consent F/4/20/OUT and covers site-wide drainage.

Revised and supplementary drainage reports and plans have been submitted and reviewed.

We previously raised concerns regarding Surface water runoff rates, attenuation and infiltration details, adequacy of groundwater monitoring, easements for watercourses and phasing, with respect to the potential for increased flood risk, both on and off site now and into the future.

We recognise the significant work undertaken by the applicant to address many of these issues. The discharge rate is now proposed to be at Qbar (13 l/s), and the relevant drawings have been updated accordingly.

Despite these improvements, a concern remains unresolved. The strategy to discharge all surface water to a single point in the north still lacks sufficient justification. A discharge to a watercourse will only be deemed acceptable where infiltration has been proven to be unviable. No further groundwater investigations have been carried out to support this approach. There existing infiltration testing was also conducted at a depth of 3m, which is below the groundwater table, and is therefore not suitable for assessing shallow infiltration features. We require further investigation into the viability of infiltration, at the location and depth (at least 1m above groundwater levels) of potential soakage features. Their viability could significantly influence the surface water strategy, site layout and flood risk impact.

There are existing depressions on the site that would appear to retain surface water, which would then infiltrate to ground. The applicant will need to ensure that the final discharge of surface water matches the existing situation as closely as practical, in practice this means utilising infiltration (reducing off – site discharge) wherever practical.

Where infiltration proves unviable a discharge to a local watercourse is acceptable in principle. It was picked up when reviewing the calculations, Causeway Flow 25.05.25, that default CV values were used. These must be **set to CV=1 for both summer and winter.**

Unfortunately, until this concern is sufficiently addressed our **objection in principle** remains in place.

Yours sincerely,

Mat Jackson
Flood Risk Management Team
[REDACTED]

Annex

The following documents have been reviewed, which have been submitted to support the application and were accessed on the portal 11.06.25.

- IRM Drainage Strategy (Sheet 1 of 7) 2205771-D130 Rev C
- IRM Drainage Strategy (Sheet 2 of 7) 2205771-D131 Rev D
- IRM Drainage Strategy (Sheet 3 of 7) 2205771-D132 Rev D
- IRM Drainage Strategy (Sheet 4 of 7) 2205771-D133 Rev D
- IRM Drainage Strategy (Sheet 5 of 7) 2205771-D134 Rev C
- IRM Drainage Strategy (Sheet 5 of 7) 2205771-D134 Rev C
- IRM Drainage Strategy (Sheet 7 of 7) 2205771-D136 Rev C
- 12th March Additional Drainage Testing Data for IRM and RM1N - Covering Email
- Infrastructure Reserved Matters (IRM) Drainage Strategy Report REPORT REF. 2205771-R16-D May 2025
- IRM Drainage Strategy Report Appendix F1 - Northern Infra Network 1-1 Year and 1-30 Year
- IRM Drainage Strategy Report Appendix F2 - Northern Infra Network 1-100 Year + 40% CC
- IRM Drainage Strategy Report Appendix F3 - Southern Infra Network 1-1 Year + 1-30 Year
- IRM Drainage Strategy Report Appendix F4 - Southern Infra Network 1-100 Year + 40% CC
- IRM Drainage Strategy Report Appendix F5 - Southern Infra Network 2-1 Year and 1-30 Year
- IRM Drainage Strategy Report Appendix F6 - Southern Infra Network 2-100 Year + 40% CC
- IRM Drainage Strategy Report Appendix G - Maintenance and Management Plan
- IRM Drainage Strategy Report 2205771-R16-D - May 2025
- IRM Drainage Strategy Report Appendix E - Part 1 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 2 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 3 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 4 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 5 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 6 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 7 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix E - Part 8 of 9 - Foul and Surface Water Drainage Strategy Plans

- IRM Drainage Strategy Report Appendix E - Part 9 of 9 - Foul and Surface Water Drainage Strategy Plans
- IRM Drainage Strategy Report Appendix F - Greenfield Runoff Calculations
- IRM Enabling Infrastructure General Arrangement 2205771-D0100 Rev P13
- Sitewide Indicative Surface Water Drainage Strategy 2205771 D020 Rev H

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Our priorities...



From: [REDACTED]

Sent: 25 June 2025 16:37

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: LLFA Response To Planning Application Number F/14/24/RES Land at Ford Airfield

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LLFA Response To Planning Application Number F/14/24/RES Land at Ford Airfield

Email:

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

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