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

Lead Local Flood Authority

Date 17 February 2025

Dear Jessica,

RE: F/15/24/RES – Land at Ford Airfield, Ford, West Sussex

Thank you for your consultation on the above site, received on 05 February 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the approval of reserved matters (layout, scale, appearance and landscaping) following outline permission F/4/20/OUT for the infrastructure reserved matters including the provision of a primary spine road and associated secondary road junctions, pavement, footpaths, cycle infrastructure and bus stops; site wide drainage infrastructure including foul pumping stations, foul sewer infrastructure, SUDS basins, SUDS swales, surface water infrastructure; acoustic fencing; public open space including landscape details, play areas, footpaths & associated works. This application affects a Public Right of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

We previously objected on 30 October 2024 on infiltration testing, high groundwater levels, runoff rates, calculations, details of attenuation features, easement of 3m for watercourse and phasing plans. We have reviewed the updated response from Ardent and deem points 1, 2, 5, 7 and 8 sufficiently met.

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

- The application is not in accordance with NPPF, PPG or policy in Arun Local Plan.

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 issues highlighted below are adequately addressed:

In relation to **Point 3**, the response submitted by Ardent (dated 02 December 2024, REF CC/2205771) states that the discharge rate for the site has been altered to below existing greenfield (13 l/s). Whilst we have no objection to this, we would need to see the updates to the drawings prior to recommending the approval of reserved matters. We note that updates to the drawings have been undertaken, however, at the time of reviewing the information, we cannot locate said updated drawings. **Further information is required.**

In relation to **Point 4**, Point 3s comment remains the same. We would need to see the updated drawings for the proposed basins and updated Greenfield calculations. We note that updates to the drawings have been undertaken, however, at the time of reviewing the information, we cannot locate said updated drawings. **Further information is required.**

In relation to **Point 6**, updated calculations have been prepared showing no surcharging and no flooding on site. However, at the time of writing this response, we cannot find the necessary updated calculations and thus, we cannot comment on these. **Further information is required.**

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

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: RM1 (North) Drainage Technical Note, prepared by Ardent, September 2024, REF 2205771-R17-C
- Report: F/15/24/RES & F/14/24/RES Technical Note, prepared by Ardent, December 2024, REF CC/2205771

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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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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