

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 25 June 2025

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

Dear Planning Officer,

RE: LU/72/25/OUT - Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP

Thank you for your consultation on the above site, received on 09 June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may affect the setting of listed buildings.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Further information required/updated to demonstrate method of surface water discharge.
- Not complying with NPPF, PPG or local policies.

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 below are adequately addressed.

1. Updated FRA and Drainage Strategy presented for consideration with appropriate plans at sufficient detail design status to establish principle.

2. Revise Calculations to current standards (eg FEH2022, CV=1 both Summer and Winter, ensure storage quoted can be achieved at a range of rainfall event scenarios.
3. Further percolation testing and groundwater monitoring required at site of any SuDs features
4. Ensure 1m freeboard of any solution above groundwater level. Base of any proposed structures must be above this.

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

Mat Jackson
Flood Risk Management Team



Annex

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

- Flood Risk Assessment & Drainage Strategy **(Parts 2 – 6 only) NB Part 1 did not load from Ocellaweb**
- Soakage Testing prepared by Southern Testing, December 2024

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

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From: [REDACTED]

Sent: 25 June 2025 12:01

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

Subject: Application LU/83/25/2

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LLFA Response To Planning Application Number LU/83/25/OUT Westholme Nursery

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

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

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