

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.
- Compliance 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 following issues are adequately addressed:

1. Updated FRA and Drainage Strategy

A revised Flood Risk Assessment and Drainage Strategy must be submitted, including

appropriate plans at an appropriate level of design to establish the principle of the proposed approach.

2. Revised Calculations

Calculations should be updated to current standards (e.g. FEH2022), using a Cv value of 1 for both summer and winter scenarios. Please ensure that the quoted storage volumes are achievable across a range of rainfall event scenarios.

3. Site-Specific Testing

Further percolation testing and groundwater monitoring are required at the location and depth of any proposed SuDS features.

4. Groundwater Protection

Any proposed solution must maintain a minimum 1m freeboard above the groundwater level. The base of any proposed structures must be situated above this level.

Please note: If the LPA decides to grant planning permission, we request to be notified for our records. This will ensure we are aware of any subsequent surface water flooding incidents that may require investigation as a result of the 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





WSSC LLFA Surface Water Drainage response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 13 August 2025 16:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/83/25/OUT

Hi,

Please can the attached be uploaded to LU/83/25/OUT – LLFA response.

Many thanks

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

E: hannah.kersley@arun.gov.uk

Please note: I will be on annual leave from 26th August to 5th September.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Dominic Henly [redacted]
Sent: 13 August 2025 15:53
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Mark Woodman [redacted]
Subject: FW: LU/83/25/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Hannah

According to our records Mat responded with the attached response on the 25th June.

It does not appear the response is on your portal though, so, if you're happy I have created a tweaked version of the response (DH) which I believe is a bit clearer and you may wish to upload that version instead.

Regards

Dominic Henly | Flood Risk Management Team Manager
West Sussex County Council, Ground Floor, Northleigh, Chichester, West Sussex, PO19 1RH. | [redacted]

[Advance notice of annual leave:](#) Please note I shall be on leave from 4th – 8th August

From: Mark Woodman <[redacted]> **On Behalf Of** SU Local Development
Sent: 13 August 2025 10:47
To: Dominic Henly [redacted]

Cc: SU Local Development [REDACTED]
Subject: FW: LU/83/25/OUT

Hi Dominic,

Hope you are keeping well.

Please see below email from Hannah Kersley of Arun about the SWD consultation for LU/83/25/2.

According to [REDACTED] Mat Jackson did the consultation on 25th June and gave 'Objection'.

Would it be possible for you to assist Hannah with this?

Thank you,

Kind Regards

Mark Woodman

Administration for Planning Services
West Sussex County Council, 1st Floor, Northleigh, Chichester, PO19 1RH
[REDACTED]

From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 13 August 2025 10:36
To: SU Local Development [REDACTED]
Subject: LU/83/25/OUT

****EXTERNAL****

Good morning,

We sent a consultation request to the LLFA on 9th June for LU/83/25/OUT – Westholme Nursery, Littlehampton. Please could you let me know when we may receive an LLFA consultation response for this application?

I understand that Mat Jackson is currently on leave, so wondered whether this was possibly one that was assigned to him?

Any help would be much appreciated, thank you.

Kind regards

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856
E: hannah.kersley@arun.gov.uk

Please note: **I will be on annual leave from 26th August to 5th September.**

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