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**Lead Local Flood Authority
Ground Floor
Northleigh
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Date 23 March 2026

Planning Reference: **AWDM/1470/25**

Site Address: **Land South Of Test Road, Sompting, West Sussex**

Planning Description: **Hybrid planning application comprising: (1) Outline planning permission (all matters reserved) for an animal barn, an additional polytunnel and Nature Trail. (2) The permanent retention of the existing temporary structures (shipping containers and compost loo) under AWDM/2022/20. (3) Full planning permission for the phased construction of three new buildings to support the long-term growth and sustainability of the community farm, comprising produce storage, cooking and dining facilities, farm office, work room, toilets, plant room and store**

Dear Peter,

Thank you for your consultation on the above site, received on 20 March 2026. For this consultation, we have reviewed the following documents submitted:

- Report: Drainage Strategy Report | prepared by Monson | dated 11 March 2026 | Ref: 25309 | Rev: D

For the previously consultation (23 February 2026), we have reviewed the following documents submitted:

- Report: Drainage Strategy Report | prepared by Monson | dated 09 February 2026 | Ref: 25309 | Rev: C
- Report: Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A

We previously responded to this application on 23 February 2026, requesting updated supporting calculations, utilising the correct parameters (FEH22, climate change allowance on the 3.33% AEP event and CV value of 1.0). We are pleased to see the updated calculations from the applicant.

The applicant has provided a Drainage Strategy (Drainage Strategy Report | prepared by Monson | dated 11 March 2026 | Ref: 25309 | Rev: D) to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and Adur and Worthing Local Planning Policy.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Adur and Worthing Local Planning Policy and we would object until such time that the details below are submitted for review.

Condition 1: Outline Application

Prior to or in conjunction with the submission of each reserved matters application, in accordance with the submitted FRA (Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A) and Drainage Strategy (Drainage Strategy Report | prepared by Monson | dated 11 March 2026 | Ref: 25309 | Rev: D), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- I. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed infiltration feature/s

or
- I. If infiltration is proven to be unfavourable then Greenfield runoff rates for the site shall be agreed with the Lead Local Flood Authority. The post development runoff rates will be attenuated to the equivalent Greenfield rate for all rainfall events up to and including the 1% Annual Exceedance Probability (AEP). The discharge location for surface water runoff will be confirmed to connect with the wider watercourse network.
- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change).
- III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.

- 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.
- IV. The design of the infiltration / attenuation / detention basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP (1 in 100) rainfall event plus climate change allowance.
 - V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.
 - VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
 - VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 181,182 and 187 by ensuring the satisfactory management of local sources of flooding 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.

Condition 2: Full Planning

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A) and Drainage Strategy (Drainage Strategy Report | prepared by Monson | dated 11 March 2026 | Ref: 25309 | Rev: D) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Adur and Worthing Council.

Condition 3: Full Planning

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Condition 4: Full Planning

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Condition 5: Full Planning

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition [LPA to satisfy Condition Numbering]. Where necessary, details of

corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur and Worthing Council.

Yours sincerely

Flood Risk Management Team