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**Lead Local Flood Authority**  
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Date 15 December 2025

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 25 November 2025. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment for Proposed Community Farm | prepared by Monson | 22 October 2025 | Ref: 25309 | Rev: A

We are concerned that there is no drainage arrangements provided within the Flood Risk Assessment. As the site is at risk of surface water flooding and fluvial flooding we would expect to see, at a minimum, that any proposed drainage infrastructure is safe for all rainfall return periods up to and including the 1% AEP event plus appropriate climate change allowance. Confirmation needs to be provided on any proposed drainage on site. Without this information, the LLFA cannot pass detailed comments on the proposals.

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

- The site is at risk of fluvial and surface water flooding.
- No information on proposed or existing drainage.
- The development does not comply with NPPF, PPG or local policy.

**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.

Yours sincerely,

**Flood Risk Management Team**

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