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Date 23 February 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 16 February 2026. For this consultation, we have reviewed the following documents submitted:

- Report: Drainage Strategy Report | prepared by Monson | dated 09 February 2026 | Ref: 25309 | Rev: C

For the previously consultation (15 December 2025), 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 previously responded to this application on 15 December 2025 requesting a proportionate drainage strategy to be submitted. At a minimum, we requested drainage infrastructure drawings and full network calculations for all rainfall return periods up to and including the 1% AEP plus appropriate climate change allowance event. We would like to note that the drainage principles are acceptable. However, the incorrect parameters have been used for the calculations. We would need to see these updated to FEH22, climate change allowance on the 3.33% AEP event and CV value of 1.0.

We **maintain our objection** 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.
- Supporting calculations need to be updated with the correct parameters.
- 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.

We will consider reviewing this objection if the issue highlighted below is adequately addressed:

1. Updated calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required. Calculations should use FEH rainfall data, a CV value of 1, and a 40% allowance for climate change.

Informative:

In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some areas there is a reduction in comparison to FEH2013 and some places an increase (see [FEH22 - User Guide \(hydrosolutions.co.uk\)](https://www.hydrosolutions.co.uk/FEH22-User-Guide)). Any new planning applications that have not already commissioned an FRA or drainage strategy to be completed, should use the most up to date FEH22 data. Other planning applications using FEH2013 rainfall, will be accepted in the transition period up to the 1st April 2023. This includes those applications that are currently at and advanced stage or have already been submitted to the Local Planning Authority. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded by FEH 2013 and 2022 and therefore, use in rainfall simulations are not accepted.

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