

Lead Local Flood Authority

Planning Officer
Local Planning Authority
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 26 November 2024

Dear Planning Officer,

RE: AL/89/24/OUT – Land at Woodgate Nurseries, Lidsey Road, Woodgate

Thank you for your consultation on the above site, received on 19th August 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan.

On review of the further information submitted, the LLFA has **no objection subject to the following conditions:**

Condition 1:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms (ensuring the design of structures minimises the risk of blockage) 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 and Drainage Strategy (Rev A, Fortridge, September 2024) 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 Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

Condition 2:

The development hereby approved shall not be first 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 features and connecting drainage structures and maintenance requirement for each aspect
- III. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- IV. 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.

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 Local Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018)

Condition 3:

Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

Condition 4:

Prior to first use of each phase of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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 Local Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018)

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex County Council and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



Annex

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

- Response table to WSCC (LLFA) issues raised (extract) to planning application AL/89/24/OUT, prepared by Fortridge
- Flood Risk Assessment, Prepared by Fortridge, September 2024
- Drainage Strategy Plan prepared by Fortridge, September 2024
-

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

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Subject: Response To Application Number AL/89/24/OUT Land at Woodgate Nurseries, Lidsey Road

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

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

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