

Lead Local Flood Authority

Planning Officer
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 03 January 2025

Dear Planning Officer,

RE: A/222/24/PL – Sports Pavilion, Decoy Drive, Angmering, BN16 4DN

Thank you for your consultation on the above site, received on 13 December 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a full planning application for Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Condition 1:

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, Drainage and Flood Risk Assessment, (Scott White and Hookins, Rev P01, 15/11/24 and Drawing Proposed Drainage Strategy Layout 304433-SWH-XX-XX-DR-C-5000-P05, 20.11.24 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 Arun District 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

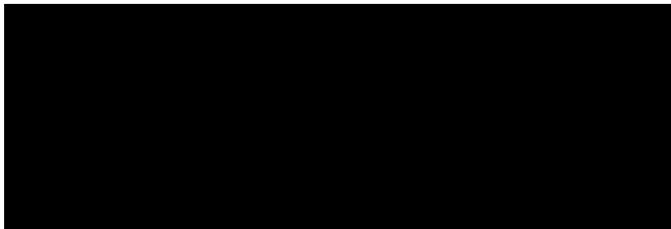

Annex

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

- Drainage and Flood Risk Assessment, Scott White and Hookins, Rev P01, 15/11/24
- Updated Groundwater Monitoring Results 16/12/24
- Landscape Strategy Plan 5057-GA-1000 Rev D, 05/11/24
- Site Plan



WSCC Surface Water Drainage response



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

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]

Sent: 03 January 2025 12:12

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: LLFA Response To Planning Application Number A\222\24\PL Sports Pavillion, Decoy Drive, Angmering

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.

LLFA Response To Planning Application Number A\222\24\PL Sports Pavillion, Decoy Drive,
Angmering

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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
