

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

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 21 April 2026

Dear Amber,

**BN/12/26/DOC - Land East of The Croft Surgery, Barnham Road, Eastergate,
PO20 3RP**

Approval of details reserved by condition under BN/38/24/PL relating to conditions 8 & 9- Drainage.

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

- Maintenance Management Schedule, CGS Civils, April 2026
- Proposed Drainage Layout Sheet 1 Dwg No. 101 Rev 2
- Proposed Drainage Layout Sheet 2 Dwg No. 102 Rev 2
- Drainage Construction Details Dwg No. 301 Rev 2

The LLFA have reviewed the documentation relating to Conditions 8 and 9 as they relate to drainage and flood risk matters. For reference, Condition 8 is worded as follows:

- 8 Prior to first use of the 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, (prepared by

cgs civils, dated June 2024, Rev.P.3) 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 the NPPF and Arun Local Plan policies W DM2 and W DM3. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Condition 8:

The drawings provide enough information to be in accordance with the wording of the Condition. The LLFA would deem the drawings to be detailed design standard and thus, **no further information was required.**

On this basis, the LLFA **can recommend the discharge of Condition 8.**

- 9 The development hereby approved shall not be brought into use 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 use 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:
1. A timetable for its implementation.
 2. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
 3. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
 - 4.. 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 Policy W DM2 Flood Risk in Arun Local Plan.

Condition 9:

The drawings provide enough information to be in accordance with the wording of Condition 9. The LLFA would deem the drawings to be detail design standard. A timeline of implementation and Maintenance Management schedule provided.

On this basis, the LLFA **can recommend the discharge of Condition 9.**

Yours sincerely,

Mat Jackson
Flood Risk Management Team





PL- Consultation- WSCC Drainage response



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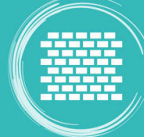
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LLFA Response To Planning Application Number BN/12/26 /DOC

Email:
Please could the attached response be distributed to the relevant case officer Amber Willard

Regards

Flood Risk Management

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