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Planning and Building Control
Arun District Council
Arun Civic Centre
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West Sussex
BN17 5LF

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

Date 23 December 2025

Planning Reference: **LU/221/25/DOC**

Site Address: **Land at Toddington Lane Toddington Lane Littlehampton BN17 7PN**

Planning Description: **Approval of details reserved by condition imposed under LU/246/24/PL relating to conditions 8-surface water drainage and 9-maintenance and management of surface water drainage.**

Dear Harry

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

- Report: Drainage Statement | Prepared by GTA Civils & Transport | Dated 22 October 2025 | Ref: 13509

The LLFA have reviewed the documents submitted in relation to Condition 8 and Condition 9, as it relates to drainage. For reference, the conditions are worded as follows:

8. Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The detailed design must be based upon and build on the surface water information submitted - Drainage Strategy by Green Structural Engineering, 13/01/2025, Revision 1 and Flood Risk Assessment by Green Structural Engineering, October 2024, Revision 0. The full details submitted for approval shall include:

- 1. Detailed drainage plans conforming to Local Planning Authority guidance,*
- 2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- 3. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.*

The scheme shall then be constructed as per the approved plans. No dwelling shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in

writing by the Local Planning Authority. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: In order to comply with Arun Local Plan policies W DM2 and W DM3 and the NPPF.

9. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

The LLFA notes that significant changes have been made to the approved surface water drainage strategy with infiltration now being utilised despite being ruled out during previous testing. We understand that two soakaways are proposed and will be set within the chalk layer that showed viable infiltration rates through new testing. In principle, this new drainage strategy is acceptable, however we require further information at this stage. The condition requires detailed drainage plans and while a layout plan has been provided we would ask that cross-sections and long-sections of the proposed drainage features (permeable paving, soakaways, manholes etc.) are submitted for review. These details should include sizes and depths to match the drainage layout plan and the hydraulic calculations.

The submitted Drainage Management and Maintenance Plan is appropriate for the proposed drainage strategy and is acceptable in relation to the wording of Condition 9. However, without an approved drainage strategy the LLFA would be reluctant to recommend the discharge of Condition 9 as changes to the drainage strategy would result in changes to the Maintenance Plan.

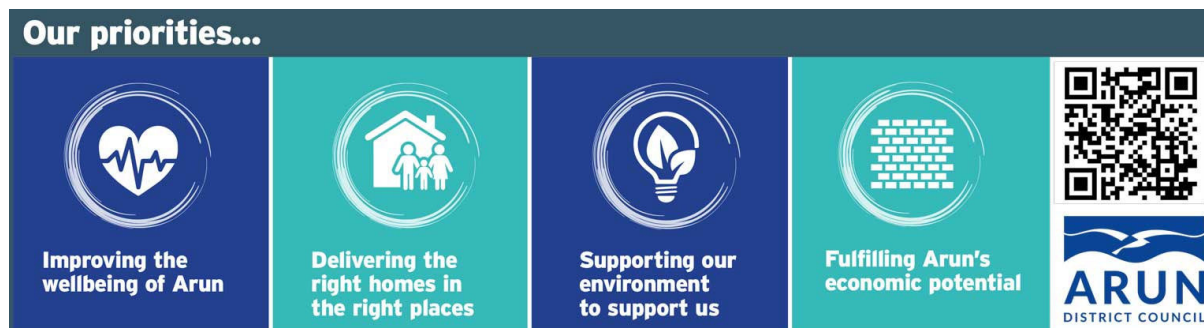
As such, we are **unable to recommend the discharge of Condition 8 and Condition 9.**

Yours sincerely
Flood Risk Management Team

PI- Consultation-West Sussex LLFA response

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

Flood Risk Management

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