



Mr S Davis
Planning and Building Control
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Lead Local Flood Authority
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Date 22 December 2025

Planning Reference: **LU/241/25/DOC**

Site Address: **Former Waitrose Site Avon Road Littlehampton BN17 6AT**

Planning Description: **Approval of details reserved by condition imposed under reference LU/76/25/PL relating to condition number 9 - surface water drainage system, and condition number 10 - foul water drainage.**

Dear Mr Davis

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

- Technical Note: RE: Application Ref: LU/76/25/PL – Discharge of conditions 9 & 10 for development at former Waitrose Site Avon Road Littlehampton BN17 6AT | Dated 24 November 2025 | Ref: JPC/P24-0122

Condition 10 relates to foul drainage and therefore the LLFA have no comments to make. The LLFA have reviewed the documents submitted in relation to Condition 9, as it relates to drainage. For reference, Condition 9 is worded as follows:

9. No development shall take place, apart from demolition of the building, clearance of the site or any necessary surveys/investigation work unless and until construction drawings of the proposed surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment/Drainage Statement (Issue 2, Simpson TWS, April 2025) and the drawing "Proposed Drainage Scheme" (Dwg P24-0122-SK002 Rev P3, Mar25) 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 Arun Local Plan policies W DM2 & policy 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.

Appropriate construction drawings, layout plans and an acceptable maintenance strategy have been submitted that comply with the wording of Condition 9. However, a Construction Method Statement is required in order to discharge Condition 9. As such, we are **unable to recommend the discharge of Condition 9**.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 180, 181 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 our response if the following issues are adequately addressed:

1. A full Construction Method Statement is required to be submitted.

Yours sincerely

Flood Risk Management Team

Regards,

Flood Risk Management

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