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West Sussex
PO19 1RH



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

Lead Local Flood Authority

Date 05 November 2024

Dear Planning Officer,

RE: LU/246/24/PL – Land at Toddington Lane, Littlehampton, BN17 7PN

Thank you for your consultation on the above site, received on 07 October 2024. We have reviewed the application as submitted and wish to make the following comments.

Demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) & Drainage Strategy relating to:

- The application is not in accordance with NPPF, PPG Flood risk and coastal change or policies in Arun local plan.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 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.

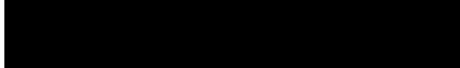
We will consider reviewing this objection if the issues on the **Technical Response checklist** are adequately addressed.

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. 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;

- 20240453 Flood Risk Assessment prepared by Green Structural Engineering Ltd, Rev 0, October 2024.
- 20240453 Drainage Strategy prepared by Green Structural Engineering Ltd, Rev 0, October 2024.
- Drainage Strategy layout 20240453-251-P2 prepared by Green Structural Engineering Ltd, P2, August 2024
- Drainage Calculations prepared by Green Structural Engineering Ltd, October 2024.
- Soakage Testing prepared by Southern Testing, October 2024

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

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Sent: 05 November 2024 14:39

To: Planning.Responses [REDACTED]

Subject: LLFA Response To Planning Application Number LU/246/24/PL Land at Toddington Lane, Littlehampton Email 1 of 2.

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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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