

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 24th January 2025

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

Dear Miss Welch,

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

Thank you for your consultation on the above site, received on 17th January 2025. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment and Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy and we would **object** until such time that the details below are submitted for review.

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 Drainage Strategy by Green Structural Engineering, 13/01/2025, revision 1 and Flood Risk Assessment by Green Structural Engineering, October 2024, revision 0 and remain 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 Policy W DM2 and DM3 in Arun Local Plan

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. 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 and DM3 in Arun Local Plan

Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to *Condition 1*. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy W DM2 and DM3 in Arun Local Plan.

Following a meeting with the applicant and updated documents being submitted to the LPA, we now have no objection to this application. The applicant is aware that if the highways works on Toddington Lane are not constructed as planned, an NMA may be required if the layout has to be altered for drainage purposes.

Yours sincerely,

Eleanor Read
Flood Risk Management Team



Annex

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

Drainage Strategy by Green Structural Engineering, 13/01/2025, revision 1

Flood Risk Assessment by Green Structural Engineering, October 2024, revision 0

From: Nicola Oktay on behalf of Planning.Responses
Sent: 27 January 2025 10:28
To: Planning Scanning
Subject: FW: Toddington Lane Planning Application (LU/246/24/PL)- Amended Drainage Strategy and FRA
Attachments: LU 246 24 PL conditons letter Jan 25.pdf

WSCC Surface Water Drainage response

Nikki Oktay
Planning Receptionist, Planning Department

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E: Nicola.Oktay@arun.gov.uk

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Supporting our environment to support us



Fulfilling Arun's economic potential




From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 24 January 2025 15:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Toddington Lane Planning Application (LU/246/24/PL)- Amended Drainage Strategy and FRA

WSCC consultation response.

Kathryn Welch
Senior Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential




From: Eleanor Read - [REDACTED]
Sent: 24 January 2025 13:38
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Toddington Lane Planning Application (LU/246/24/PL)- Amended Drainage Strategy and FRA

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Hi Kathryn,

Please see conditions letter attached. I'll send it over formally on Monday as I'm having issues connecting to the software we use to send applications formally but it will work when I'm next in the office.

Regards,
Ellie

Eleanor Read
Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: Friday, January 17, 2025 9:42 AM
To: Eleanor Read <[REDACTED]>
Subject: FW: Toddington Lane Planning Application (LU/246/24/PL)- Amended Drainage Strategy and FRA

****EXTERNAL****

Dear Eleanor,

Please find attached the additional information received late yesterday. This will take a couple of days to be uploaded on our portal so please see the attached for ease. I have also requested you are formally reconsulted.

Thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk

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From: Frances Young <[REDACTED]>
Sent: 16 January 2025 19:35
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Sammy Gearing <[REDACTED]>
Subject: Toddington Lane Planning Application (LU/246/24/PL)- Amended Drainage Strategy and FRA

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Good evening Kathryn

Following our pre-application meeting with West Sussex County Council to discuss the drainage strategy and FRA for the Toddington Lane Scheme, please find attached the updated report which addresses the issues previously raised.

Regards

Frances

Frances Young BSc(Hons) MPhil MA(UD) MRTPI CIHCM AIEMA
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