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Lead Local Flood Authority

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

Date 19 June 2025

Dear Planning Officer,

RE: LU/76/25/PL - Former Waitrose Site, Avon Road, Littlehampton, BN17 6AT

Thank you for your consultation on the above site, received on 02 June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a FULL planning application for Demolition of vacant supermarket building and erection of four-storey hotel with ancillary restaurant, public realm, landscape improvements, retention of associated car park and all associated works. This application affects the setting of listed buildings and affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

The applicant has provided a Flood Risk Assessment and Drainage Statement 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 W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

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 drawings, method statement, FRA/Drainage Statement (Issue 2, Simpson TWS, April 2025 and Drawing Proposed Drainage Scheme Dwg. • Dwg P24-0122-SK002 P3

Drainage Scheme 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 Local Planning Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

Condition 2

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 Local Policy

Yours sincerely,

Mat Jackson
Flood Risk Management Team



Annex

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

- P-24-0122 Flood Risk Assessment and Drainage Statement, Issue 2 prepared by Simpson TWS Consulting Engineers, 10 April 2025
- Dwg P24-0122-SK002 P3 Drainage Scheme Mar25

WSSC LLFA – Surface Water Drainage response









Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: [Redacted]
Sent: 19 June 2025 10:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number LU/76/25/PL Former Waitrose Site, Avon Road, Littlehampton

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LLFA Response To Planning Application Number LU/76/25/PL Former Waitrose Site, Avon Road, Littlehampton

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

 but the responding officer can be contacted directly via email if there are any questions relating to this response.

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