

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 18 November 2025

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

Dear Planning Officer

RE: AL/107/25/PL- Land at West Barn, Old Dairy Lane, Norton

Thank you for your consultation on the above site, received on 28 October 2025 We have reviewed the application as submitted and wish to make the following comments.

Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping and other associated works. This application is a departure from the Development Plan, may affect the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

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

1. We require a technical note explaining the proposals and how they align with current planning policy and guidance, with respect to updated National Standards for SuDS July 2025.
2. Relevant sections of the Flood Risk Assessment and Drainage Strategy require updating.
3. Hydraulic calculations use superseded parameters and require updating. FEH22 and CV =1 both summer and winter.

We will review this position when sufficient further information is received.

Yours sincerely,

Mat Jackson
Flood Risk Management Team

Annex

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

- Flood Risk Assessment/Drainage Statement/Foul Drainage Impact Assessment P03, LRW Civil Designs Ltd, October 2025
- PROPOSED DRAINAGE DETAILS SHEET 1 OF 2 LRW/XX/XX/DR/C/7503 REVP01
- PROPOSED DRAINAGE DETAILS SHEET 2 OF 2 LRW/XX/XX/DR/C/7504 REVP01
- PROPOSED DRAINAGE LAYOUT SHEET 1 OF 2 LRW/XX/XX/DR/C/7501 REVP01
- PROPOSED DRAINAGE LAYOUT SHEET 2 OF 2 LRW/XX/X/DR/C/7502 REVP02
- EXCEEDENCE ROUTING PLAN SHEET 1 OF1 LRW/XX/XX/DR/C/7505 REVP01
- PROPOSED EXTERNAL FINISHES SHEET 1 OF 2 LRW/XX/XX/DR/C/7703 REVP02
- PROPOSED EXTERNAL LEVELS PLAN SHEET 2 OF 2 LRW/XX/XX/DR/C/7704 REVP02
- PROPOSED EXTERNAL LEVELS PLAN SHEET 1 OF 2 LRW/XX/XX/DR/C/7701 REVP02
- PROPOSED EXTERNAL LEVELS PLAN SHEET 2 OF 2 LRW/XX/XX/DR/C/7702 REVP02
- PROPOSED EXTERNAL DETAILS SHEET 1 OF 1 LWR/XX/XX/DR/C/7705 REVP02
- HYDRAULIC CALCULATIONS
- PROPOSED ELEVATIONS 02 REVB
- BOREHOLE CALCULATIONS
- SOAKAWAY CALCULATIONS SHEET 1
- SOAKAWAY CALCULATIONS SHEET 2
- SOAKAWAY CALCULATIONS SHEET 3
- DRAINAGE MANAGEMENT PLAN P03

From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 November 2025 09:48
To: Planning Scanning
Subject: FW: AL/107/25/PL- Land at West Barn, Old Dairy Lane, Norton
Attachments: AL 105 25 PL Letter 181125.pdf

WSCC LLFA Surface Water Drainage response

Nikki Oktay
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From: Mat Jackson [REDACTED]
Sent: 18 November 2025 12:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/107/25/PL- Land at West Barn, Old Dairy Lane, Norton

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Please see the attached response to the recent consultation. Please ensure Planning Portal is updated with this latest document.

Kind Regards,

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council



Certified Carbon Literate



Upcoming Leave: 22 December 2025 to 2 January 2026 (Inclusive)

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