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

Lead Local Flood Authority

Date 11 December 2025

Dear Simon

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

Thank you for your re-consultation on the above site, received on 28 November 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.

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 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 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

Upon 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 (Flood Risk Assessment/Drainage Statement/Foul Drainage Impact Assessment P04, LRW Civil Designs Ltd, November, Dwg No.s LRW/XX/XX/DR/C/7501 P02 and 7502 P03,

November 2025 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

The development hereby approved shall not be brought into use 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 use 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. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- IV. 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 Local Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use 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 remains 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;

- Appendix C - Drainage Layout sheet 1 P02
- Flood Risk Assessment/Drainage Statement/Foul Drainage Impact Assessment P04
- Appendix D - Hydraulic Calcs
- P27007-Technical Note-P01
- Block and Location Plan Rev E
- Appendix C - Drainage Layout sheet 2 P03
- Proposed Site Plan Rev D
- 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 Spencer on behalf of Planning.Responses
Sent: 11 December 2025 16:38
To: Planning Scanning
Subject: FW: LLFA Response To Planning Application Number AL/107/25/PL Land at West Barn, Old Dairy Lane, Norton
Attachments: AL 105 25 PL Letter 111225.pdf

PL- Consultation – West Sussex Lead Local Flood Authority response

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From: [REDACTED]
Sent: 11 December 2025 13:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number AL/107/25/PL Land at West Barn, Old Dairy Lane, Norton

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LLFA Response To Planning Application Number AL/107/25/PL Land at West Barn, Old Dairy Lane, Norton

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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