

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 10 June 2025

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

Dear Planning Officer

RE: LU/93/25/PL- Units 5-7 Watersmead Business Park, Norway Lane, Worthing, Road , Littlehampton , BN17 6LS

Thank you for your consultation on the above site, received on 25 April 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 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

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 (Rev 0, Pinnacle, April 2025, Dwg. No 202 Site Layout - Proposed Drainage - C240600684-PIN-XX-XX-DR-C-02300 P02 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

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 Lead Local Flood Authority and/ the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of the proposals.

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 Strategy Report, Pinnacle, April 2025
- C240600684-PIN-XX-XX-DR-C-02300 P0 Drainage Layout

Nicola Oktay

From: Emma Sheppard
Sent: 08 September 2025 14:41
To: Planning.Responses
Subject: FW: LU/93/25/PL The Body Shop site, Norway Lane
Attachments: LU 93 25 PL Letter reissued 080925.pdf

Hi there

Please can this be uploaded accordingly – LLFA consultee comments.

Many thanks

Emma

Emma Sheppard BA (Hons) MRTPI

Principal Planning Officer
Planning Services

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E: emma.sheppard@arun.gov.uk

Working days Tuesday-Friday

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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Our priorities...



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From: Mat Jackson [REDACTED]
Sent: 08 September 2025 14:36
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Eleanor Read [REDACTED] Dominic Henly [REDACTED]
Subject: RE: LU/93/25/PL The Body Shop site, Norway Lane

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Emma,

I send my apologies for any confusion, it appears an admin/referencing issue with the file name may have caused confusion. Please accept the attached as our respective response. If you wish to discuss further or would like to discuss then do not hesitate to get in touch.

Kind Regards,

Mat

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:

From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Sent: 05 September 2025 10:16
To: Mat Jackson [REDACTED]
Subject: LU/93/25/PL The Body Shop site, Norway Lane

****EXTERNAL****

Good morning Mat,

I hope you are well.

I had a call with the agent yesterday and was just seeking a timeframe for comments. Apologies again for mithering you but any steer you can give would be most welcomed.

Kind regards

Emma

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services

T: 07851 243252
E: emma.sheppard@arun.gov.uk

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