

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

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 27 January 2026

Planning Reference: **BE/141/25/DOC**

Site Address: **Land at Oldlands Farm, Newlands Road, Bognor Regis, PO22 9NN**

Planning Description: **Approval of details reserved by condition imposed under BE/150/22/OUT relating to condition 22-surface water drainage scheme.**

Dear Emma,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Drainage Documentation (4 Parts) prepared by Turley, January 2025

The LLFA have reviewed the documents submitted in relation to Condition 22, as it relates to drainage. For reference, condition 22 is worded as follows:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

The LLFA notes the significant amount and detail of documentation submitted however is minded concurs with the Engineers response that there is still insufficient information provided and an inadequate surface water drainage scheme. Once this has been provided (as previously requested) the LLFA will review the **Objection**.

To adequately assess potential flood risk we require the following:

1. Further evidence that the flood risk implications of the combined discharge rate at the final outfall has been appropriately assessed. Flood risk elsewhere cannot currently be demonstrated. (This should be Qbar).
2. Confirmation of connection rate to ordinary watercourse (5 or 16l/s?) – see above.
3. Further information on flow paths (natural flow) and wider connectivity to the surrounding watercourse.
4. Condition or survey of the existing highway network.
5. Further detail on Groundwater Monitoring and infiltration testing
6. A Summary note of how the Scheme aligns to the current (2025) National SuDs standards.

As such, we are **unable to recommend the Discharge of Condition 22.**

The LLFA also notes the comprehensive detailed comments from ADC Engineers and the applicant may wish to re-visit these.

Yours sincerely

Mat Jackson
Flood Risk Management Team

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LLFA Response To Planning Application Number BE/141/25/DOC Land at Oldlands Farm

Please could the attached response be distributed to the relevant case officer, Emma Sheppard

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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