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

Date 27 January 2026

Planning Reference: **BE/142/25/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 24-maintenance and management of surface water drainage system in a site-specific maintenance manual.**

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 24, as it relates to drainage. For reference, condition 24 is worded as follows:

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.”

The LLFA notes the significant amount documentation submitted (4 Parts) however, is minded concur with the ADC Engineers response that there is still insufficient information and inadequate surface water drainage scheme approved. It is also considered the manual should be a single document so the condition can be discharged as worded. This should be site specific and aligned with the approved drainage strategy.

Without an approved drainage strategy, the LLFA would be reluctant to recommend the discharge of Condition 24 as changes would result in changes to the Manual.

As such, we are **unable to recommend the discharge of Condition 24.**

Yours sincerely,

Mat Jackson
Flood Risk Management Team

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Sent: 27 January 2026 12:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: LLFA Response To Planning Application Number BE/142/25/DOC Cond24 Land at Oldlands Farm

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LLFA Response To Planning Application Number BE/142/25/DOC Cond24 Land at Oldlands Farm

Email:

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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