

## Breezie Allwright

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**From:** Emma Sheppard  
**Sent:** 24 October 2025 09:27  
**To:** Planning.Responses  
**Subject:** FW: LLFA comments  
**Attachments:** 0 - 251022 V3 Bognor BWB Response to ADC Objection FINAL COMPLETE.pdf; 0 - 251022 V3 Bognor BWB Response to LLFA Objection COMPLETE.pdf

Good morning,

Please can the email below and attached documents be uploaded to the following applications and both Arun Engineers and the LLFA be reconsulted and given 7 days:

BE/16/25/RES; 22 BE/28/25/DOC; BE/29/25 and BE/30/25.

Many thanks

Emma

**Advanced leave notice: Fri 25<sup>th</sup> October (PM); Mon 27<sup>th</sup> and Tues 28<sup>th</sup> October, Friday 7<sup>th</sup> and Monday 10<sup>th</sup> November**

**Emma Sheppard BA (Hons) MRTPI**

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*Working days Tuesday-Friday*

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### Our priorities...



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**From:** Karen Barnes <[REDACTED]>

**Sent:** 23 October 2025 17:12

**To:** Emma Sheppard <[Emma.Sheppard@arun.gov.uk](mailto:Emma.Sheppard@arun.gov.uk)>

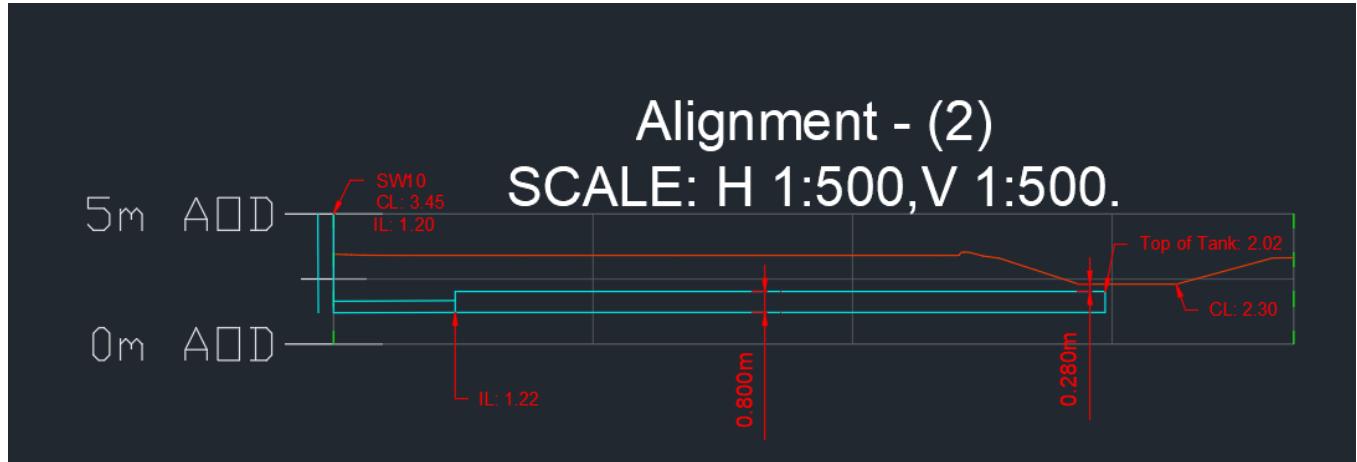
**Cc:** Simon Willgress <[REDACTED]> Taylor Cherrett <[REDACTED]>; David

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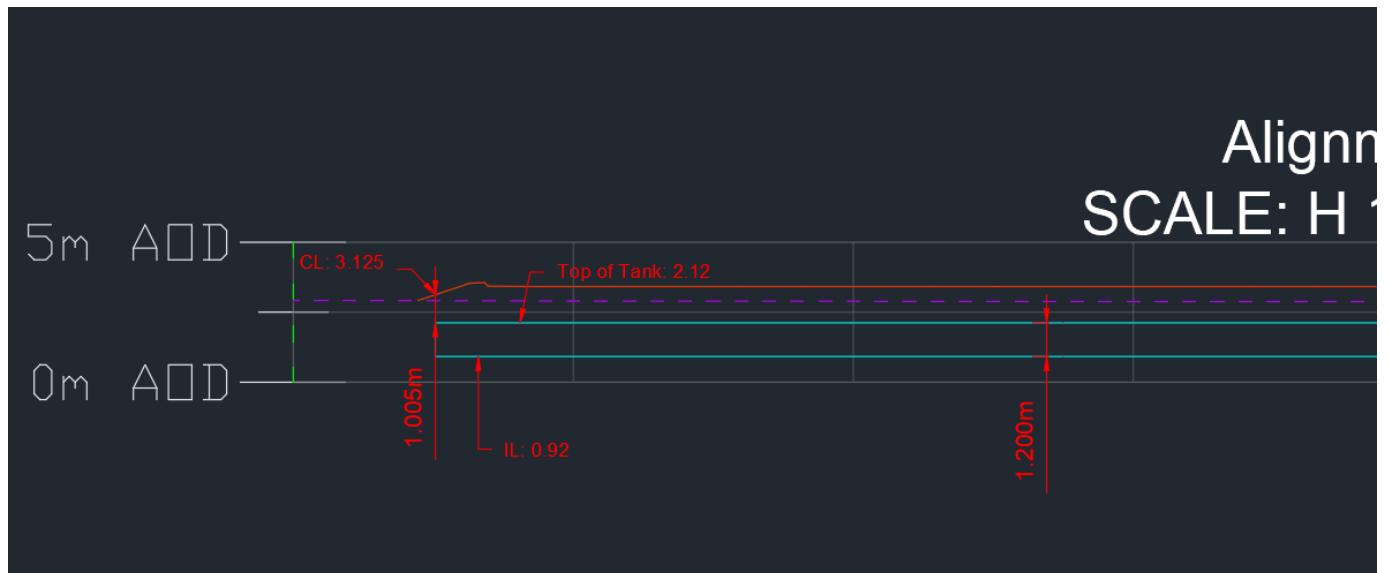
Hi Emma,

Thank you for advising on the LLFA comments received on the RM.

BWB have clarified that there is no conflict between the tanks and the ponds. The eastern tank has approximately 280mm clearance from top of tank 2.02m AOD and bottom of pond 2.30m AOD as shown below.



Similarly with the northern SuDS feature. We are approximately 1m lower than the CL (3.125m AOD) to the top of tank (2.12m AOD) as per below.



A clarification has been added to the drainage layout plans within the response notes, and I therefore attach updated responses notes for the LLFA and ADC Drainage Engineers. To confirm, there is no amendment to the drainage layout or drainage scheme as a result.

For completeness, the response notes are submitted pursuant to the Reserved Matters BE/16/25/RES; condition 22 BE/28/25/DOC; condition 23 BE/29/25 and condition 24 BE/30/25.

I note that ADC Drainage Engineers are content with the discharge of condition 23 so these details are submitted for completeness as the most up-to-date drainage information for when the condition discharge is issued. As before, the drainage principles have not changed, we are still not discharging to a watercourse and anticipate that ADC drainage engineers would not need to comment on this again.

Regarding the LLFA comments on condition 22 “*Given the current stage of the application, all drawings must be clearly annotated and issued at ‘For Construction’ status. The presence of notes indicating areas subject to change during detailed design is not acceptable at this point. Such unresolved elements may impact key aspects of the project, including storage provision, site layout, and overall visual appearance. These issues must be addressed and finalized to ensure design certainty and construction readiness.*”

The submitted drawings are for planning purposes relating to the discharge of condition process, it is usual practice to not submit construction drawings for planning approval. The development would be required to be in accordance with the approved plans. We query whether the notes on the drawings would need to be updated?

Many thanks,  
Karen

**Karen Barnes**  
Associate Director

**Turley**

Mobile: [REDACTED]  
Office: [REDACTED]

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