

Breezie Allwright

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 25th October (PM); Mon 27th and Tues 28th October, Friday 7th and Monday 10th November

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

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

Working days Tuesday-Friday

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Our priorities...

Improving the wellbeing of Arun	Delivering the right homes in the right places	Supporting our environment to support us	Fulfilling Arun's economic potential	

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

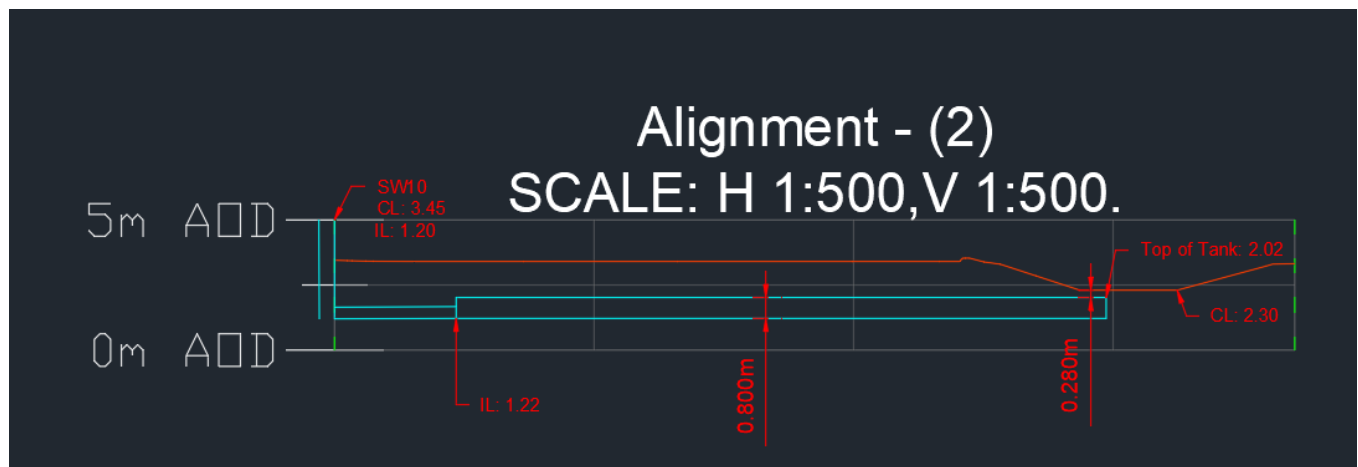
From: Karen Barnes <[REDACTED]>
Sent: 23 October 2025 17:12
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Cc: Simon Willgress <[REDACTED]> Taylor Cherrett <[REDACTED]>; David

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

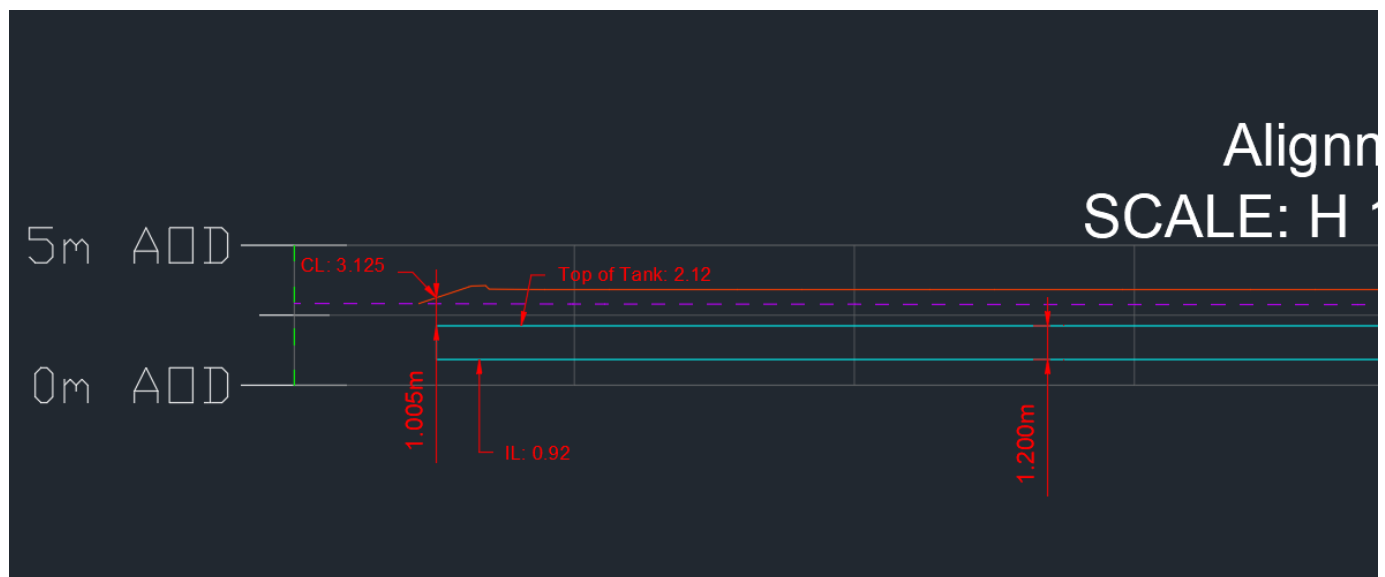
Hi Emma,

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]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, or delete any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will not change bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not make payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M14 6BT. [Terms and Conditions](#)