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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 11 November 2025

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

Dear Emma,

RE: BE/29/25/DOC - Land at Oldlands Farm, Newlands Road , Bognor Regis, PO22 9NN

Thank you for your consultation on the above site, received on 03 October 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to condition number 23 - maintenance and management of the surface water drainage system. Substitute Drainage Specification.

The LLFA have reviewed the documents submitted in relation to Condition 23, as it relates to drainage. For reference, Condition 23 is worded as follows:

23 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

It is noted that the reserved matters relating to the planning permission reference BE/150/22/OUT have not been approved.

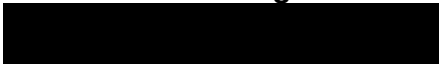
Until the drainage strategy is formally approved, which is currently under consideration as part of a live application, this condition cannot be discharged. It is also noted that for the level of application any plans must be at the appropriate 'For Construction Status' with no reference to 'Subject to change/approval' annotations.

As such, we are **unable to recommend the discharge of Condition 23.**

Upon receiving a formal consultation request from the LPA, when any further information is submitted, we will review our comments and provide an updated response.

Yours sincerely,

Mat Jackson
Flood Risk Management Team



Annex

The following documents have been reviewed, which have been submitted to support the application;

- 243912- BWB-EXT-XX-D-C-0537 Revision P03 SUDS Overview and Masterplan Amendments.
- 243912-BWB-EXT-XX-M-C-0500-A4-C06 Hydraulic Calculation Report reference
- 243912-BWB-EXT-XX-D-X-0500-A4-C04 BWB Drainage Layout reference
- 243912-BWB-EXT-XX-D-C-0537-S2-P03 BWB SUDS Overview and Masterplan Amendments
- Proposed Development Discharge Rate 243912-BWB-EXT-XX-G-C-0536-S2-P02
- PD/243912/03 LLFA Response prepared by BWB 19.09.25
- PD/243912/ADC-01 ADC Engineers response prepared by BWB 19.09.25

Nicola Oktay

From: Mat Jackson >
Sent: 11 November 2025 12:57
To: Emma Sheppard; Planning.Responses
Cc: Dominic Henly
Subject: Discharge of Conditions at Oldlands Farm BE/28/25/DOC, BE/29/25/DOC and BE/30/25/DOC
Attachments: BE 30 25 DOC Letter 111125.pdf; BE 29 25 DOC Letter 111125.pdf; BE 28 25 DOC Letter 111125.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Emma,

Thank you for the latest round of re-consultation regarding the Discharge of Conditions. Please find attached the relevant documents for filing and uploading to the Portal.

As a general observation, while the documents and associated elements are being addressed, they are not yet at a sufficient status to formally discharge the conditions as currently worded. Additionally, the submission appears somewhat premature given the live application still under consideration.

Please ensure that a clear cover note is included on the Portal, signposting the specific plans and documents relevant to each condition. This will help ensure the submission is complete and can be properly assessed. It's also worth noting that some plans have been updated, but superseded versions remain visible in other areas, making it difficult to identify which documents are being referred to.

If you have any questions or need further clarification, feel free to give me a call.

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: 22 December 2025 to 2 January 2026 (Inclusive)

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