

Simon Brooksbank
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 02 July 2026

Dear Simon,

BE/40/26/DOC - Chalcroft Nurseries & Garden Centre, Chalcraft Lane, Bognor Regis, PO21 5TS

Application under Section 73 for the variation of condition imposed under BE/81/20/OUT relating to condition 3 -approved plans and 18-access (conditions further amended by BE/77/25/NMA) BE/13/24/S73 Conditions(s) 22 - surface water drainage 23 - maintenance and management of surface water drainage.

Thank you for your consultation on the above site. The LLFA have reviewed the documentation relating to Conditions 22 and 23 as they relate to drainage and flood risk matters. For reference, Conditions 22 and 23 is worded as follows:

Development of each phase shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme for that phase 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. 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 part of the development hereby approved 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.

Condition 22:

The drawings provide enough information to be in accordance with the wording of the Condition. The LLFA would deem the drawings to be detailed design standard and thus, **no further information was required.**

On this basis, the LLFA **no objection the discharge of Condition 22.**

Condition 23 is worded

Development of each phase shall not commence until full details of the maintenance and management of the surface water drainage system for that phase 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.

Condition 23:

The drawings provide enough information to be in accordance with the wording of Condition 23. The LLFA would deem the drawings to be detail design standard. An interim Drainage & Maintenance Management plan has been provided.

On this basis, the LLFA **no objection the discharge of Condition 23.**

Yours sincerely,

Mat Jackson
Flood Risk Management Team

[Redacted Signature]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 02 July 2026 12:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BE/40/26/DOC at Chalcroft Nurseries & Garden Centre Chalcraft LaneBognor RegisPO21 5TS

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Please could the attached response be distributed to the relevant case officer, Simon Brooksbank

Regards

Mat Jackson

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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