

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 20 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 re-consultation on the above site following our response 02 July 2026. We have provided some additional clarification of our position below:

Technical Observations

The Technical Note states that runoff would "pond on site and ultimately overtop the onsite storage and flow into watercourses at the north and south". Whilst a high-level exceedance strategy is described, no dedicated exceedance plan, overland flow routing drawing, hazard assessment, building threshold analysis, or evidence demonstrating that exceedance flows would remain away from buildings has been provided. We therefore suggest you seek further information to demonstrate compliance with National SuDS Standards relating to exceedance event management and property protection.

Discharge to Ordinary Watercourse

The drainage strategy proposes discharge to an ordinary watercourse via a new headwall connection. Whilst this does not represent a planning compliance issue, it should be noted that the discharge point is outside of the red line boundary, and you will need to be satisfied that suitable permissions are in place for this connection.

Key Areas that would benefit from Further Clarification

1. Exceedance Management – Further evidence is required to demonstrate how any exceedance flows would be safely managed across the site without increasing flood risk elsewhere.

2. Evidence of approval for connection outside of the red line boundary
3. National SuDS Standards Compliance – Compliance appears to be broadly addressed at this stage, although some elements may require further evidence to fully demonstrate conformity.

Maintenance Strategy

The maintenance plan must ensure the scheme approved under condition 22 is satisfactorily maintained. The current document, *“Interim Drainage Management and Maintenance Plan, CEP, May 2026”* states.... *“1.1 This interim Drainage and Maintenance Plan has been prepared as the initial draft of the document that will become the Drainage Maintenance and Management Manual”*. The report to be approved must be “final” and be capable of operating in isolation to maintain the approved scheme. Responsibilities and long-term arrangements are referenced but may benefit from further supporting detail.

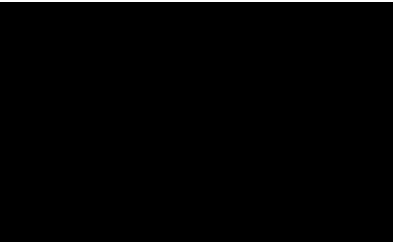
On balance although the strategy broadly follows the SuDS hierarchy and demonstrates a viable drainage concept, there are several issues that potentially attract scrutiny and may prevent full compliance with the National SuDS Standards and NPPF requirements. Therefore, contrary to our earlier comments, the LLFA would not currently recommend discharge of Conditions 22 and 23 until clarification to the LPA concerns. The

Yours sincerely,

Mat Jackson
Flood Risk Management Team

[Redacted signature]

PL- Consultation- WSCC Drainage response



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From: Mat Jackson [redacted]
Sent: 20 July 2026 10:32
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Cc: SU Local Development [redacted] Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: BE/40/26/DOC- Chalcroft Nurseries, Chalcraft Lane

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Simon,

Please see the LLFAs current position on BE/40/26/DOC following the review of further information received.

Please update the portal accordingly.

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*
Senior Flood Risk Management Officer
West Sussex County Council
[redacted]



Advanced Notice of Leave: 27th July – 5th August

From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 13 July 2026 16:03
To: SU Local Development [redacted]
Cc: Dominic Henly [redacted]
Subject: BE/40/26/DOC- Chalcroft Nurseries, Chalcraft Lane

****EXTERNAL****

Hi Team,

Thanks for providing comments on this DOC planning application where you have stated no objection subject to imposition of conditions (see attached). However, Arun DC Engineers have objected to the discharge of this condition stating that the submitted details is not sufficient to meet the required National Drainage Standards 1, 2, 3, 5, 6 and 7 (see attached for reference)

I will therefore be recommending this application for refusal. It is due for determination on 05/08/26.

Could you please confirm either way if you will be providing revised comments in light of this. If you do intend to provide revised comments, could I have these by **28/07/26**?

Thanks

Simon Brooksbank
Principal Planner
Planning

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