

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Hannah Kersley
Local Planning Authority Name
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 04 July 2025

Dear Hannah,

RE: BR/50/25/PL – Milton Lodge, 192 Hawthorn Road, Bognor Regis, PO21 2UX

Thank you for your consultation on the above site, received on 17 June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for the change of use from supported living accommodation to 10 No. residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

Since our previous response (24 April 2025), the applicant has submitted the Surface Water Drainage Proforma and the Surface Water Drainage Maintenance and Management Checklist. This additional information has assisted the LLFA in understanding the proposed drainage strategy for the site.

Following a review of the submitted documents, the details are in accordance with NPPF and Arun District Council's local planning policies. Therefore, we have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and Arun District Council's local planning policies and we would **object** until such time that the details below are submitted for review.

Condition:

All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 13 March 2025) and the Surface Water Drainage Proforma, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Arun District Council.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

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

- Report: Flood Risk Assessment prepared by Motion, March 2025
- Report: Maintenance and Management Checklist, prepared by the applicant
- Report: Surface Water Drainage Proforma, prepared by the applicant

[REDACTED]

WSSC Surface Water Drainage response




[REDACTED]

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

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From: [REDACTED]
Sent: 04 July 2025 15:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to Application BR/50/25/PL Milton Lodge, 192 Hawthorn Road

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Please could the attached response by distributed to the relevant case officer.

Regards,

Flood Risk Management

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