

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 12 June 2025

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

Dear Hannah,

RE: BR/64/25/FUL - 3 and 4 Queens Square, Bognor Regis, PO21 1SA

Thank you for your email on the above site, received on 04 June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a FULL planning application for Change of use from 2 No separate adjoining bed and breakfast accommodation units (each having owners accommodation, communal lounge and dining areas at ground floor and 7 No B&B bedrooms at first and second floors) to 10 No flats. This application is in CIL Zone 4 (Zero Rated) as flats.

Thank you for providing clarity of the future mapping, Arun SFRA and no increase in footprint maintaining connections to existing drainage.

Due to size, scale and nature of the proposed Change of Use we **have no objection and wish to make no further comments.**

Yours sincerely,

Mat Jackson
Flood Risk Management Team



WSSC LLFA Surface Water Drainage response

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

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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	 
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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 12 June 2025 14:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/64/25/PL - LLFA Response

Updated response from LLFA

Hannah Kersley (she/her)
Senior Planning Officer, Development Management

T: 01903 737856
E: hannah.kersley@arun.gov.uk

Please note: I am currently working a four day week, with two days in Development Management and two days in Strategic Development.

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Littlehampton, West Sussex, BN17 5LF
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From: Mat Jackson [REDACTED]
Sent: 12 June 2025 14:03
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Dominic Henly [REDACTED]
Subject: RE: BR/64/25/PL - LLFA Response

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Hi Hannah,

In looking at this further It is accepted that its Change of Use, same footprint and the assumption it will all connect into the existing system. Therefore no potential to increase flood risk elsewhere. There are some surface water flow paths in the vicinity of the site so I looked at access & egress too.

Please see our updated response attached and please put this on the portal on record.

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



Upcoming Leave:

From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: 04 June 2025 16:29

To: Mat Jackson [REDACTED]

Subject: BR/64/25/PL - LLFA Response

****EXTERNAL****

Hi Mat,

I hope you are well.

I'm just contacting re planning application BR/64/25/PL for 3 and 4 Queens Square, Bognor, as we've just seen your consultation response. I just wanted to query the reason for the objection? We've reviewed the scheme, and from EA / our mapping we cannot identify any flood risk on site (now or in the future). In addition, the vulnerability is not changing, nor is there to be any change to the footprint of the property. As such, in line with the NPPF and PPG it doesn't seem necessary to request an FRA from the applicant as it doesn't meet any of the criteria which would trigger this requirement?

The building is not changing, other than internally, and so we're not sure a drainage strategy is required either? It's understood from the application form that the intention is for the drainage strategy to remain as existing. I am happy to request a strategy from the applicant though if you feel it is necessary.

I look forward to hearing from you.

Kind regards

Hannah

Hannah Kersley (she/her)

Senior Planning Officer, Development Management

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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