

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 20 May 2025

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

Dear Planning Officer,

RE: R/143/24/PL - 57 Queensway, Bognor Regis, PO21 1QN

Thank you for your consultation on the above site, received on 14 May 2025. We have reviewed the application as submitted and wish to make the following comments.

Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. This application is in CIL Zone 4 (Zero Rated) as flats.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- Further information required to demonstrate method of surface water discharge.
- Not complying with NPPF, PPG or local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the issues highlighted in the technical review checklist are adequately addressed.

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

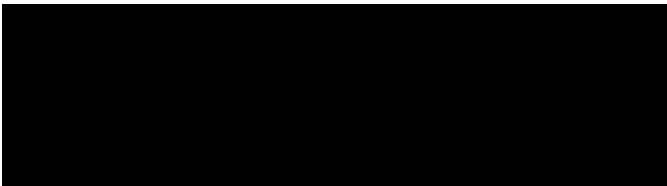
Mat Jackson
Flood Risk Management Team


Annex

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

- Flood Risk Assessment, prepared by Urban Water, May 2025.
- Drainage Strategy, prepared by Urban Water, May 2025

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: [Redacted]
Sent: 20 May 2025 14:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Application Number BR/67/25/PL 57 Queens Way Bognor Regis Email 1 of 2

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LLFA Response To Application Number BR/67/25/PL 57 Queens Way Bognor Regis Email 1 of 2

Email:

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

Regards

Flood Risk Management

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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