

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 26th September 2025

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

Dear Simon,

RE: BR/97/25/PL – The Arcade, High Street, Bognor Regis

Thank you for your consultation on the above site, received on 15th September 2025. We have reviewed the application as submitted and wish to make the following comments.

Following a review of the additional information, our concerns have been adequately addressed, subject to the following conditions:

Condition 1:

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. This shall be supported with a CCTV survey showing how the site currently drains. The scheme shall then be constructed as per the agreed drawings, method statement and FRA (Ridge, 30/07/2025, P03) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and ADC Local Plan.

Condition 2:

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and ADC Local Plan.

As the EA have recommended a condition related to flood mitigation measures, we have not.

We would strongly suggest a condition for a site-specific Flood Action Plan is included, to be checked by the ADC Emergency Planner with support from if needed.

Yours sincerely,

Eleanor Read
Flood Risk Management Team



WSSC LLFA Surface Water Drainage response

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 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: Eleanor Read [REDACTED]
Sent: 26 September 2025 16:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Response to BR/97/25/PL

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Good afternoon,

Please see response to BR/97/25/PL attached.

Have a good weekend!

Eleanor Read

Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH

[Redacted] | Web: www.westsussex.gov.uk

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