

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Date 03 April 2025

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

Dear Emma,

**RE: BE/16/25/RES – Land at Oldlands Farm, Newlands Road, Bognor Regis, PO22 9NN**

Thank you for your consultation on the above site, received on 21 March 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a reserved matters application for the approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.

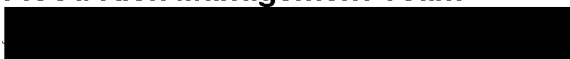
We are **unable to recommend approval** therefore would **object in principle** until such time as sufficient information is provided in relation to flood risk and surface water drainage.

The LLFA notes the pre commencement conditions attached to BE/150/22/OUT, namely 20 – 24 and recommend that these are addressed in combination to the above.

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;

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**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 04 April 2025 09:40  
**To:** Planning Scanning  
**Subject:** FW: Application BE/16/25/2  
**Attachments:** BE 16 25 RES letter.pdf

WSCC Surface Water Drainage response

**Nikki Oktay**  
**Planning Receptionist, Planning Department**

**T:** 01903 737965  
**E:** Nicola.Oktay@arun.gov.uk

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[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** [REDACTED]  
**Sent:** 03 April 2025 10:50  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Application BE/16/25/2

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LLFA Response To Application Number BE/16/25/RES at Oldlands Farm, Newlands Road Bognor Regis

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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