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Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

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

Date 03 April 2025

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

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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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