

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Emma Sheppard  
Local Planning Authority Name  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

Date 24 July 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 July 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. This is the second consultation for the above reference. We have reviewed the following documents, alongside those previously reviewed:

- Report: Drainage Infrastructure Technical Note | prepared by BWB | 07 July 2025 | Ref: PD/243912
- Drawing: Drainage Catchment Plan | prepared by BWB | 29 November 2024 | Ref: 243912-BWB-EXT-XX-D-C-0530 | Rev: P01
- Report: Flood Risk and Drainage Statement | prepared by FortRidge Consulting Limited | December 2022 | Issue 1

The Drainage Catchment Plan and Technical Note outlines the same drainage and flood risk principles as the original design. The drawings would be considered to be of sufficient detail for reserved matters application stage (i.e. impermeable area, location of tanks and sizes and permeable paving). The discharge rate is being mirrored to greenfield runoff rate (included in the Drainage Infrastructure Technical note). However, we are significantly concerned regarding the flooding on site.

Whilst we note that the main body of the technical note labels this minor flooding, there are multiple nodes on site flooding in the 3.33% AEP (US Node 25 and 43), 3.33% AEP

plus 40% climate change allowance (US Node 12, 13, 14, 15, 18, 25, 26, 1, 4, 35, 45 and 50), 1% AEP plus 25% climate change allowance (US Node 12, 13, 14, 15, 18, 25, 26, 22, 1, 4, 35, 36, 45 and 50) and 1% AEP plus 40% climate change allowance (12, 13, 14, 15, 18, 25, 26, 22, 1, 4, 34, 35 36, 45, 50) respectively. The LLFA would not deem this to be minor flooding on site. We require justification for said flooding. On this basis, we **object** to this reserved matters application.

**Informative:**

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

**Flood Risk Management Team**

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 29 July 2025 10:51  
**To:** Planning Scanning  
**Subject:** FW: Response to BE/16/25/RES  
**Attachments:** BE-16-25-RES - Oldlands Farm.pdf

WSCC Surface Water Drainage response

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

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

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** [REDACTED]  
**Sent:** 29 July 2025 10:33  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response to BE/16/25/RES

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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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