

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

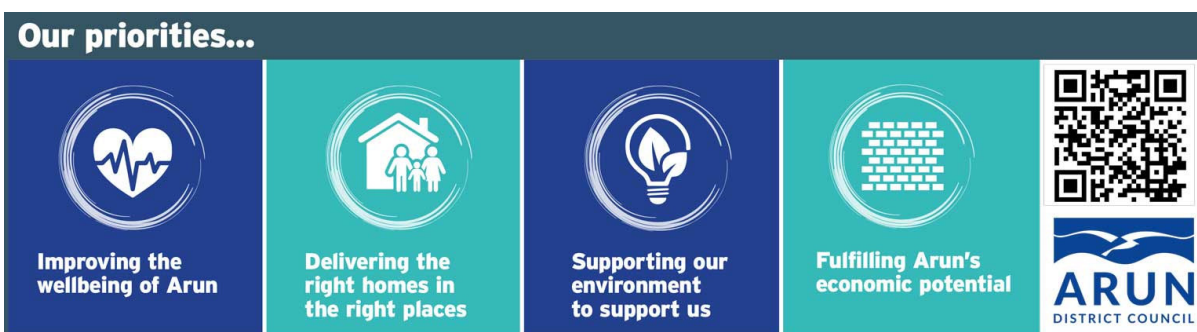
WSCC Surface Water Drainage response

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
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: 29 July 2025 10:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to BE/16/25/RES

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
