

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 13 August 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 re-consultation on the above site, received on 07 August 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: Surface Water Drainage Technical Note | prepared by BWB | 30 July 2025
| Ref: PD/243912/02

We previously responded to this planning reference number on 24 July 2025 with significant concerns for flooding in the network. We note that the calculations have been updated to include additional storage volumes and this has removed the flooding within the 3.33% event and justification has been provided for flooded nodes. However, we are still concerned over the volume of flooding that is occurring. We would request confirmation that this cannot be reduced any further and if so, a flood overlay should be provided showing areas of flooding and the scale of likely flooding to ensure buildings are not affected by flooding and that the flooding remains on site. On this basis, we **maintain our objection** 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

[REDACTED]

WSSC LLFA Surface Water Drainage response

[REDACTED]


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>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
---	--	--	---	--

From: [REDACTED]
Sent: 13 August 2025 15:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response to Application BE/16/25/RES Land at Oldlands Farm

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 should be sent to: [REDACTED] however the responding officer can be contacted directly via email if there are any queries 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.
