

Ground Floor  
Northleigh  
County Hall  
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 13 August 2025

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.

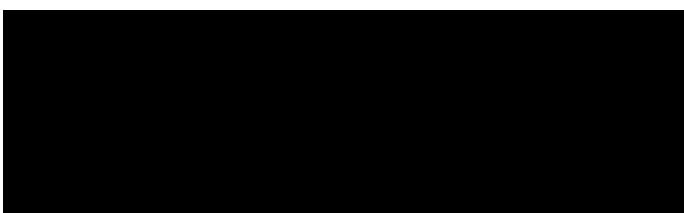
**Informative:**

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**

WSCC LLFA Surface Water Drainage response



Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF

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#### Our priorities...



From: [REDACTED]

Sent: 13 August 2025 15:23

To: Planning Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

Subject: Response to Application BE/16/25/RES Land at Oldlands Farm

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

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