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Lead Local Flood Authority

Date 23 October 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 consultation on the above site, received on 17 October 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.

Following our review of the submitted amended technical notes, the LLFA has the following comments and requests for further information:

In our response dated 15 October 2025 we raised two points to be addressed Point 1 related to conflicts between SuDs features and function of the intended pond. We requested supporting evidence to demonstrate that no conflict exists between the two features and recommended the inclusion of a north–south cross-section through both the grate system and the pond to assist in the assessment. The response **does not contain detailed information** that sufficiently addresses our concerns.

With respect to Point 2. We note the resubmission of a complete set of hydrological modelling outputs and has **sufficiently addressed** our concern.

As such there remains uncertainty of potential implications for storage provision and site layout. We are still unable to recommend approval at this time and must maintain our objection until the requested information is provided and the concerns are satisfactorily addressed.

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 because 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;

- 243912- BWB-EXT-XX-D-C-0537 Revision P03 SUDS Overview and Masterplan Amendments.
- 243912-BWB-EXT-XX-M-C-0500-A4-C06 Hydraulic Calculation Report reference
- 243912-BWB-EXT-XX-D-X-0500-A4-C04 BWB Drainage Layout reference
- 243912-BWB-EXT-XX-D-C-0537-S2-P03 BWB SUDS Overview and Masterplan Amendments
- Proposed Development Discharge Rate 243912-BWB-EXT-XX-G-C-0536-S2-P02
- PD/243912/03 LLFA Response prepared by BWB 19.09.25
- PD/243912/ADC-01 ADC Engineers response prepared by BWB 19.09.25

[REDACTED]

WSSC LLFA Surface Water Drainage response







[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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LLFA Response To Planning Application Number BE/16/25/RES Land at Oldlands Farm

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

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