

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Date 03 November 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 23 October 2025 we raised a query related to conflicts between SuDs features and function of the intended pond and requested supporting evidence and suggested the inclusion of a north–south cross-section through both the crate system and the pond to assist in the assessment. The response submitted now **sufficiently addresses our concern.**

We **can recommend approval** and remove our objection in principle.

Cont....

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**

A solid black rectangular box used to redact the signature of Mat Jackson.

## **Annex**

The following documents have been reviewed, which have been submitted to support the application;

- Email from Planning Officer (Emma Sheppard) 24.10.25 Fwd response Turley containing x-section of SuDs features.
- PD/243912/03 LLFA Response FINAL COMPLETE v3

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 04 November 2025 11:41  
**To:** Planning Scanning  
**Subject:** FW: LLFA Response To Planning Application Number BE/16/25/RES Land at Oldlands Farm  
**Attachments:** BE 16 25 RES letter 031125.pdf

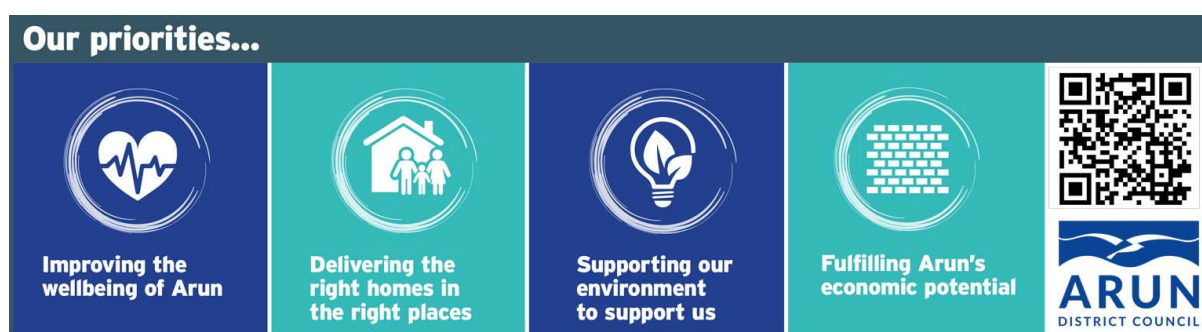
WSCC LLFA Surface Water Drainage Response dated 3<sup>rd</sup> November 2025

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

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

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[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** [REDACTED]  
**Sent:** 03 November 2025 14:17  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** LLFA Response To Planning Application Number BE/16/25/RES Land at Oldlands Farm

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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 [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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