

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Planning Officer
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 20 June 2025

Dear Planning Officer,

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 10 June 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.

We are **unable to recommend approval** therefore would **object in principle** until such time as sufficient information is provided in relation to flood risk and surface water drainage. We would like to draw the developers attention to our requirements contained within our Surface Management Proforma and Arun DCs Drainage Checklist

The LLFA also notes the pre commencement conditions attached to BE/150/22/OUT, namely 20 – 24 and recommend that these are addressed in combination to the above.

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,

Mat Jackson
Flood Risk Management Team

Annex

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







- DRAINAGE CATCHMENT PLAN- 243912-BWB-EXT-XX-D-C-0530 S3 REV P01
- DRAINAGE LAYOUT - 243912-BWB-EXT-XX-D-C-0500 S3 REV P01
- TRANSPORT & INFRASTRUCTURE DRAINAGE SPECIFICATION - 243912-BWB-EXTXX-SP-C-0002 REV P01 NOV 2024
- CAUSEWAY FLOW HYDRAULIC REPORT 03/12/24

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	 
---	--	--	---	--

Sent: 20 June 2025 08:22

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: LLFA Response To PlanningApplication Number 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.

LLFA Response To PlanningApplication 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

██ 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.
