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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 15 October 2025

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 02 October 2025. We have reviewed the application as submitted and wish to make the following comments.

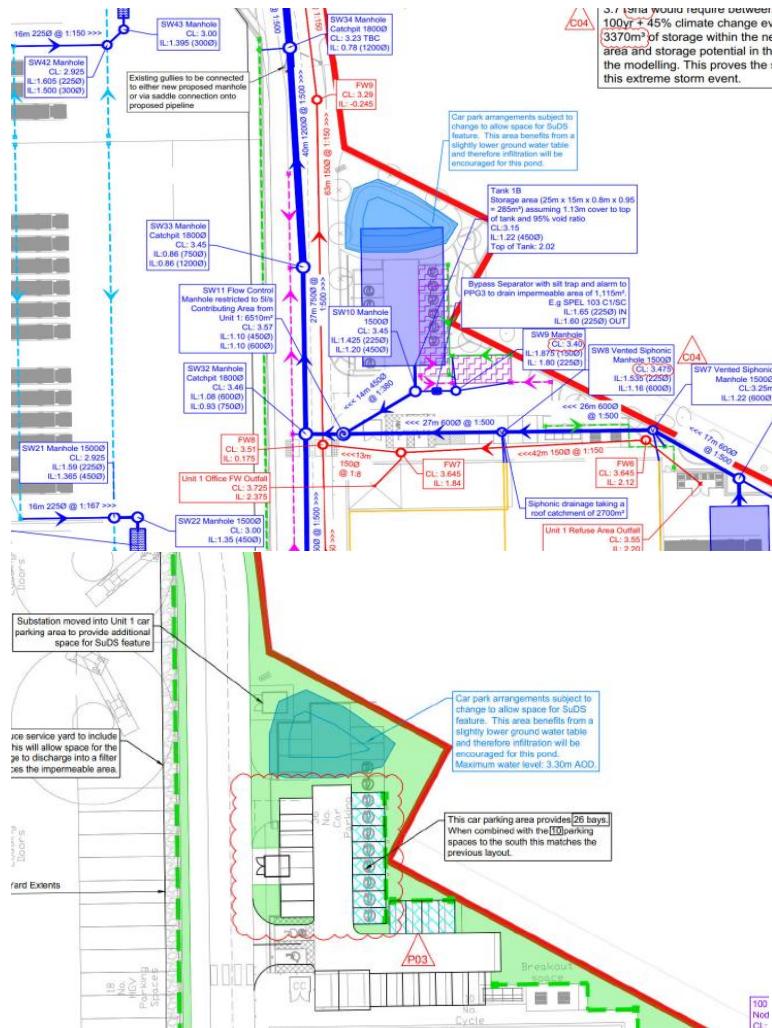
This is a reserved matters application for the approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable 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 additional technical notes, the LLFA has the following comments and requests for further information:

1. Conflict in Southwest Corner

There appears to be a conflict (see image below) between the proposed crate system and the pond in the southeast corner of the site. The intended function of this pond feature is unclear. Please confirm whether this is a standalone biodiversity enhancement feature or if it forms part of the wider drainage network. Please also check other potential conflicts (e.g. in the northwest.)

We request supporting evidence to demonstrate that no conflict exists between the two features. We recommend the inclusion of a north–south cross-section through both the crate system and the pond to assist in this assessment.



2. Hydrological Modelling Results

A complete set of hydrological modelling outputs has not been submitted and is required to demonstrate the flood extents for the 1 in 30-year and 1 in 100-year + climate change events. Where exceedance exists for the 1 in 100yr event + climate change, these will be checked against the exceedance drawings already submitted.

The issues outlined above have implications for storage provision and site layout. As such, we are 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
[REDACTED]

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



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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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