

**From:** Emma Sheppard  
**Sent:** 09 June 2025 10:03  
**To:** Planning.Responses; Planning Scanning  
**Subject:** Oldlands Farm  
**Attachments:** Causeway Flow Hydraulic Report.pdf; Drainage Catchment Plan.pdf; Drainage Layout.pdf; Drainage Specification.pdf; FRA and Drainage Strategy-60.pdf; Oldlands Farm Industrial Estate, Bognor Regis -Topographical Survey-Sheet 5.pdf; FW: PPA - Oldlands Farm  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Arun District Council, Civic Centre, Maitravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

### Our priorities...



**Note:** I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

**From:** Karen Barnes [REDACTED]  
**Sent:** 06 June 2025 16:58  
**To:** Emma Sheppard <Emma.Sheppard@arun.gov.uk>  
**Cc:** Simon Willgress [REDACTED] David McGougan [REDACTED] Taylor Cherrett [REDACTED]  
**Subject:** Bognor Regis - drainage details

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Hi Emma,

As discussed, I have attached the drainage details submitted to date which relate to various conditions and the RM. Hopefully the breakdown below provides the necessary detail. There is overlap between the submissions hence originally all drainage details were submitted pursuant to the 4 conditions in case consultees reviewed each condition individually.

#### Condition 21: foul drainage BE 27 25 DOC

- Drainage Layout Dwg. No. 243912-BWB-EXT-XX-D-C-0500 S3 Rev. P01;
- Drainage Catchment Plan Dwg. No. 243912-BWB-EXT-XX-D-C-0530;
- Drainage Specification Ref. 243912-BWB-EXT-XX-SP-C-0002;
- Hydraulic Flow Report dated 3rd December 2024;
- Topographical survey - which shows the location of the foul water sewer in Newlands Road – submitted via email 1<sup>st</sup> April 2025;
- Foul drainage strategy as set out in the Outline permission (page 60 of the FRA) – submitted via email 1<sup>st</sup> April 2025; and
- My email to you of 14<sup>th</sup> May responding to Southern Water's further query relating to a S106 connection.

#### Condition 22: surface water drainage BE 28 25 DOC

- Drainage Layout Dwg. No. 243912-BWB-EXT-XX-D-C-0500 S3 Rev. P01;
- Drainage Catchment Plan Dwg. No. 243912-BWB-EXT-XX-D-C-0530;
- Drainage Specification Ref. 243912-BWB-EXT-XX-SP-C-0002;
- Hydraulic Flow Report dated 3rd December 2024;

Condition 23: any proposal discharging to watercourse [BE 29 25 DOC](#)

N/a – there is no discharge to a watercourse proposed. The covering letter for this may not have been clear that the above drainage details were submitted to confirm this hence no details of such a discharge are provided.

Condition 24: maintenance and management of drainage system [BE 30 25 DOC](#)

- Drainage Specification Ref. 243912-BWB-EXT-XX-SP-C-0002;

**Reserved Matters [BE 16 25 RES](#)**

All of the above drainage documents in so far as they relate to layout of the scheme – can you take this email as a formal submission of the drainage documents pursuant to the RM? The relevant details are listed below:

- Drainage Layout Dwg. No. 243912-BWB-EXT-XX-D-C-0500 S3 Rev. P01;
- Drainage Catchment Plan Dwg. No. 243912-BWB-EXT-XX-D-C-0530;
- Hydraulic Flow Report dated 3rd December 2024;
- Topographical survey - which shows the location of the foul water sewer in Newlands Road – submitted via email 1<sup>st</sup> April 2025;
- Foul drainage strategy as set out in the Outline permission (page 60 of the FRA) – submitted via email 1<sup>st</sup> April 2025.

Is the above clear? Happy to discuss further as needed.

Many thanks  
Karen

**Karen Barnes**  
Associate Director

**Turley**  
[REDACTED]

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