

Susan Haley

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

Good morning,

In respect of the Oldlands Farm site, this got a little confusing so the agent has sent in the email below and attached documents that are to be uploaded to each application. I have referenced the relevant application numbers below in red and which docs/plans are to be uploaded to each application.

Once uploaded, please can we reconsult the LLFA; Arun Engineers and Southern Water.

Happy to chat things through but please let me know if I need to do anything else.

Kind regards

Emma

Emma Sheppard
Principal Planning Officer
Planning Services

T: 07851 243252
E: emma.sheppard@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Improving the wellbeing of Arun	Delivering the right homes in the right places	Supporting our environment to support us	Fulfilling Arun's economic potential	

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.

Sent: 06 June 2025 16:58

To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

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 1st April 2025;
- Foul drainage strategy as set out in the Outline permission (page 60 of the FRA) – submitted via email 1st April 2025; and
- My email to you of 14th 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 1st April 2025;
- Foul drainage strategy as set out in the Outline permission (page 60 of the FRA) – submitted via email 1st April 2025.

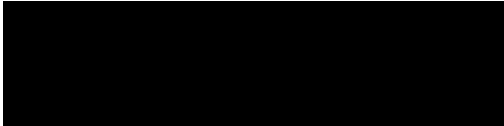
Is the above clear? Happy to discuss further as needed.

Many thanks

Karen

Karen Barnes

Associate Director



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Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



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