
FW: Bognor site - FW: Acknowledgement for BE/15/26/PL - SUB PLAN REQUEST

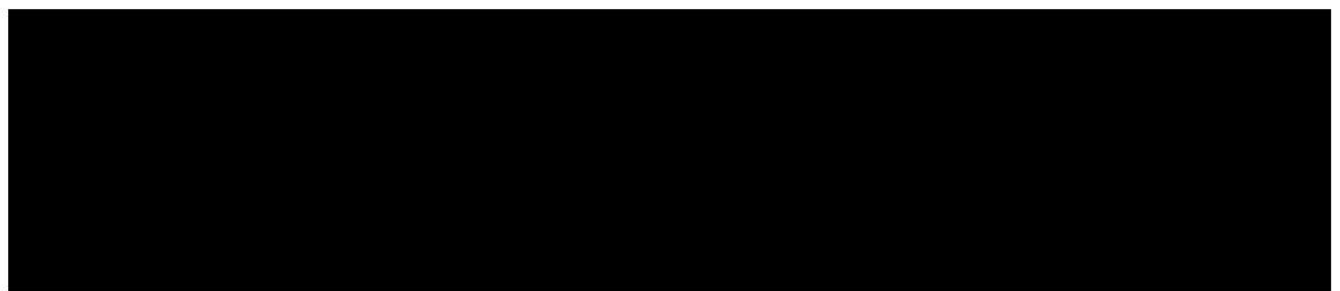
From Simon Davis <Simon.Davis@arun.gov.uk>

Date Thu 16/04/2026 10:16

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

 1 attachment (784 KB)

AE5966-EA Response.pdf;



From: Darryl Howells <>

Sent: 16 April 2026 10:00

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Bognor site - FW: Acknowledgement for BE/15/26/PL

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Good morning Simon

Hope you are well.

Thanks again for sending these latest EA comments through. We've prepared the attached addendum to respond to the EA comments.

The EA comments don't really make sense – they say that the development has not been made resilient to flooding to the 1 in 1000 year event, thus the development doesn't provide sufficient flood storage compensation. Resilience (i.e protecting the development itself) and compensation (i.e making sure the development doesn't increase risk off site) are two different things; hence the EA comments seem to just sort of merge two issues together hence not making sense.

Distilling their comments, their main issue appears to be the impact of the building support columns on flood storage:

they do not remove the need for floodplain compensation entirely. Therefore, loss of floodplain area to accommodate large supporting pillars/posts for these structures, should still be adequately compensated.

Irrespective, we have produced the attached addendum demonstrating that the development would not increase risk offsite. This is already discussed in the FRA but the EA do not seem to have considered it. As set out concisely in the attached addendum, overall, there will be an increase in floodplain capacity of approximately 108.221m³ during the 1000 year flood event.

Any questions please let me know.

Kind Regards

Darryl Howells
Planning Consultant

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