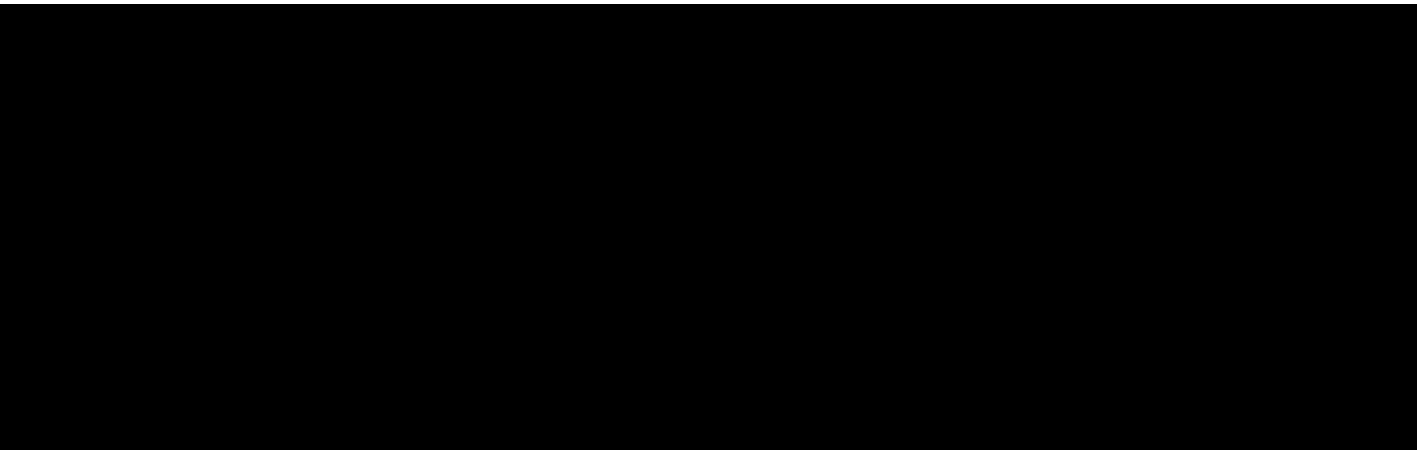




From: Simon Davis

Sent: 03 February 2026 16:13

To: [REDACTED]

Subject: RE: BR/201/25/PIP - Longbrook Pavillion Hook Lane, PO22 8AT - PiP up to 8 houses - update request / clarification on flood matters

Dear Phil,

Your email found its way to me last week.

I will add the email to the file, but we are not going to reconsult the EA at this time, and we will instead be refusing the application due to their objection. You will be aware that per para 020 Reference ID: 58-020-20180615 of the PPG on PIPs, conditions cannot be added to a PIP decision so even if the EA were able to withdraw their objection, it would not be possible to secure any conditions that they might wish to impose. In this instance, I would suggest an Outline or Full Planning Application would be the better route to securing a consent.

I am planning on writing the report tomorrow with a view to issuing by early next week at the latest.

Kind Regards

Simon

Simon Davis MRTPI

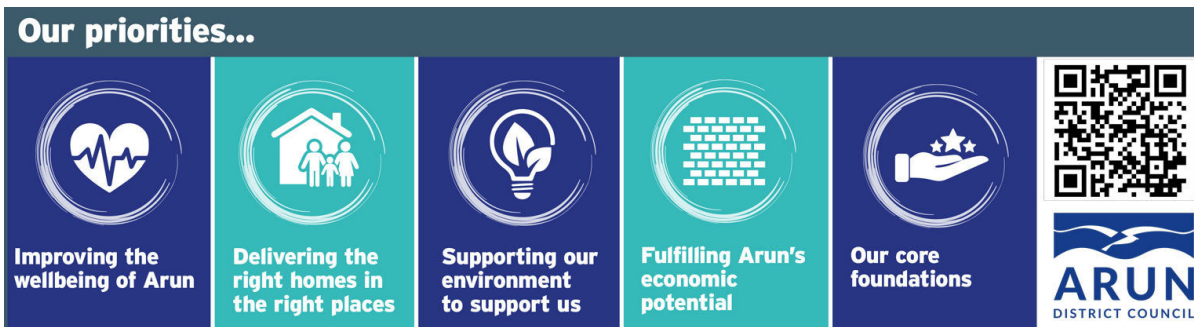
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk



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From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning

Sent: 27 January 2026 11:03

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

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: FW: BR/201/25/PIP - Longbrook Pavillion Hook Lane, PO22 8AT - PiP up to 8 houses - update request / clarification on flood matters

Importance: High

From: Phil Rowe [REDACTED]

Sent: 27 January 2026 10:46

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

Subject: FW: BR/201/25/PIP - Longbrook Pavillion Hook Lane, PO22 8AT - PiP up to 8 houses - update request / clarification on flood matters

Importance: High

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.

Dear Planning,

Can you please forward the email below to duan.johnson@arun.gov.uk for some reason it has been returned.

Thank you in advance for your assistance.

Kind regards

Phil Rowe, BA Hons, BTP (Planning)
PROwe Planning Solutions

[REDACTED]

Melton Lodge,
Rusper Road,
Newdigate,
Surrey. RH5 5BX

Patron of Racehorse Sanctuary Charity – please give generously where you can:

<https://www.theracehorsesanctuary.org/support-us/donate/>

From: Phil Rowe

Sent: 27 January 2026 10:07

To: 'duan.johnson@arun.gov.uk' <duan.johnson@arun.gov.uk>

Cc: Callan Wood [REDACTED] 'Xanthe Lyford' [REDACTED] Malcolm Mckemey

Subject: BR/201/25/PIP - Longbrook Pavillion Hook Lane, PO22 8AT - PiP up to 8 houses - update request / clarification on flood matters

Importance: High

Duan, (Xanthe / Malcolm – flood consultants)

Hope you are well.

BR/201/25/PIP Longbrook Pavillion Hook Lane Bognor Regis PO22 8AT	Application for permission in principle for a minimum net gain of 0 dwellings to a maximum net gain of 8 No dwellings.	Undecided
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I have been keeping an eye on the application and would comment as follows:

- Good to see no objection from Highways
- I can confirm our agreement to the suggested Environmental Health conditions
- I note some of the neighbour objections regarding mobile homes but can confirm this is not what is being applied for.

For clarity, the application represents a real opportunity to make more efficient use of this sustainably located land and contribute towards unmet housing need.

- I note that from their attached consultee response that the EA requires **further information regarding flooding:**
 1. It is clear with the flood and drainage matters **were confirmed as capable of being dealt with** under the outline permission that was granted on an adjacent site under BR/242/21/OUT at Land rear of 94-100 Hook Lane, Bognor Regis, PO22 8AT for : Outline application with all matters reserved except access for the demolition of existing bungalow to form new access for up to 6 No. detached chalet dwellings (resubmission following BR/124/21/OUT); I include the extracts from their FRA below and agree that we would be happy to follow the same mitigation measures.
 2. Section 8 of our submitted FRA covers FLOOD EVACUATION PLAN and section 9 **LIKELY IMPACT ON FLOOD RISK ELSEWHERE** – [@duan.johnson@arun.gov.uk - do you need more info at this stage?](mailto:duan.johnson@arun.gov.uk)

In terms of the EA's comments regarding 'Overcoming our objection' I can confirm that:

- Floor levels would be set at least 600 millimetres (mm) above the estimated flood level. The design flood level for areas at risk of tidal inundation, should be a 1 in 200 annual probability event plus an allowance for climate change.
- Additional flood resistance and resilience measures will be included in the technical details application to protect properties to at least 600mm above the estimated flood level.
- Only first floor sleeping accommodation is proposed to ensure compatibility with the level of flood risk at this site.
- Additionally, floodplain compensation would be provided as part of the technical, details application to replace any lost fluvial flood volume storage to ensure compensatory storage is level-for-level and hydraulically linked to the development site.

@duan.johnson@arun.gov.uk – Prior to any decision – happy to agree to extension of time if necessary - so that we can get the best of this PiP application can you please confirm on the basis of the above whether you need us to update our FRA at this stage to further demonstrate that the development is safe without increasing risk elsewhere and where possible, it should reduce flood risk overall (or whether you are intent to recommend permission on the basis that such matters can be reasonably be dealt with at Technical details application stage)?

8.2. MITIGATION MEASURES

Tidal flood risk

- 8.2.1. The risk of flooding from tidal and coastal sources to and from the Proposed Development is therefore considered to be low; no specific mitigation measures are required.

Fluvial flood risk

- 8.2.2. The water level within the site obtained from the defended fluvial model is 1.93m AOD for the 1 in 1000 event (0.1% AEP). As the existing model does not specifically include climate change uplifts, it is assumed that the 0.1% AEP event is a conservative estimate and can be used as a proxy for the 1% plus climate change event. Following consultation with the Environment Agency in August 2018 (see Appendix B) it was agreed that an undefended fluvial flood level of 2.19 m AOD in a 0.1% AEP event would be appropriate to address combined fluvial and surface water risks to be mitigated at the site.
- 8.2.3. In accordance with the NPPF, it is necessary to mitigate the fluvial flood risk to and from the proposed residential development. To mitigate fluvial flood risk to the proposed dwellings and future residents, the buildings will need to be raised above the predicted flood water level. The finished floor levels (FFL) of these buildings will be elevated further to accommodate freeboard and the floor construction.
- 8.2.4. Finished floor levels will be set at approximately 2.69m AOD based on the following:
- modelled undefended 0.1% annual probability flood level at 2.19m AOD;
 - 0.3m freeboard; and,
 - 0.2m floor construction allowance.
- 8.2.5. Finished floor levels will be set to provide resilience against flood events in exceedance of the design event and enable safe occupation by providing backup power and clean water in each building.
- 8.2.6. The Environment Agency's fluvial model outputs indicate that the Application Site is mostly within the model flood extent for the 1 in 1000 years from the Aldingbourne Rife. Therefore, compensation of the potential displaced volume of water during a flood event will need to be provided in order to mitigate the risk of fluvial flooding arising from the Proposed Development to the neighbouring properties.
- 8.2.7. The flood compensation volume which will be required for the Proposed Development is calculated based on the following assumptions:

94 - 100 HOOK LANE, BOGNOR REGIS
Project No.: 70085234 | Our Ref No.: ES/SB_Rev3
Counterpoint Properties Ltd.

WSP
November 2021

BRUN DISTRICT COUNCIL BR24221/OUT



- The piers of the proposed buildings are 450 mm in diameter;
 - 6 no. piers will be required per proposed building.
- 8.2.8. Drawing 47808-FCA-001 shows the location of the proposed compensation area. The ground levels will be re-profiled in the northern part of the site by lowering them to approximately 1.3m AOD which is the existing ground level at the proposed buildings. The proposed flood compensation area will therefore accommodate the volume of water displaced by the piers for flood events up to 1 in 1000 years return period (0.1% AEP) and provide a compensation area of 10% more than the proposed footprint of the piers.

Thank you in advance for your assistance.

Kind regards

Phil Rowe, BA Hons, BTP (Planning)
PROwe Planning Solutions

[REDACTED]

Melton Lodge,
Rusper Road,
Newdigate,
Surrey. RH5 5BX