

Appendix C

DEVELOPMENT PROPOSAL

115/1



Preliminary 4

CROSSLEY DESIGN
ARCHITECTURE

25 HAZELHURST CRESCENT, WORTHING, WEST SUSSEX BN14 0RN
T: 01903 877221 E: mail@crossleydesign.co.uk W: www.crossleydesign.co.uk

Client
COUNTERPOINT PROPERTIES LTD.

Project
LAND REAR OF 44 to 100 HOOK LANE
BOGNOR REGIS
WEST SUSSEX
PO22 8AY

Drawing
FEASIBILITY SITE PLAN

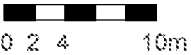
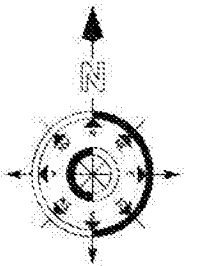
Scale	Date	Job No.	Stage No.	Rev.
1:500 @ A3	APRIL 18	1809	2.01	P4

Drawn by: C. Crossley Design Ltd. (01903 877221)



NOTES

- 1. Do not scale from this drawing except for planning purposes. Use figured dimensions only.
- 2. All dimensions are in metres (m)
- 3. All dimensions must be checked on site prior to the commencement of work.
- 4. Where applicable this drawing is to be read in conjunction with other consultants' drawings.
- 5. All work should be carried out in accordance with the current Building Regulations
- 6. Shadows and trees on elevation are for illustrative purposes only.
- 7. This drawing is the copyright of Counterpoint Properties Ltd.
- 8. Any discrepancies should be reported to Counterpoint Properties Ltd.



Rev.	Date	Amendment
------	------	-----------



COUNTERPOINT
PROPERTIES LIMITED

48 The Drive | Chichester | West Sussex | PO20 4DW |
01243 333281 | info@counterpointproperties.co.uk | www.counterpointproperties.co.uk

Project
Proposed Development at
94-100 Hook Lane
Bognor Regis
West Sussex
PO22 8AT

Drawing	Scale
SITE PLAN	1:500 @A3

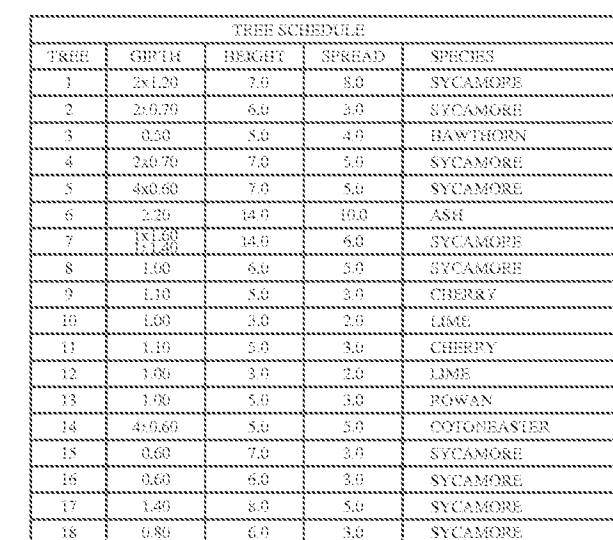
Date	Drawn	Checked
08.12.17	AJMB	

Job Number	Drawing Number	Rev.
HookLn.17		

Appendix D

TOPOGRAPHIC SURVEY

115/1



Scale	Date
1:200m	June 2018

Appendix E

SOUTHERN WATER ASSET PLAN





Counterpoint Properties Ltd
34
The Drive
Bognor Regis
West Sussex
PO21 4DU

Your ref 94-100 Hook Lane

Our ref 295114

Date 30 May 2018

Attention: Alex Burrows

Dear Customer

Re: Provision of public sewer record extract

Location: 94-100 Hook Lane, Bognor Regis, West Sussex, PO22 8AT

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch

VAT receipt

Ordered by:

Counterpoint Properties Ltd
The Drive
Bognor Regis
West Sussex
PO21 4DU

VAT registration number: 813 0378 56
Order reference: 295114
Your reference: 94-100 Hook Lane

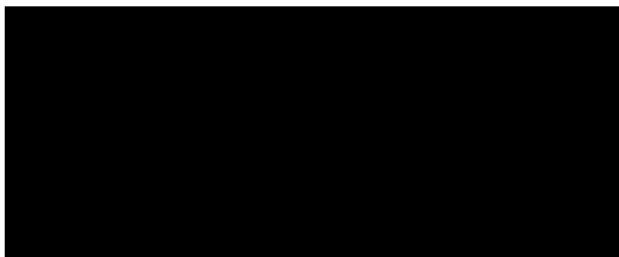
Receipt for provision of an extract from the public sewer and/or water main records.

Location	Costs
94-100 Hook Lane Bognor Regis West Sussex PO22 8AT	
Net total	
VAT	
Total	
Paid	

Thank you for your payment:

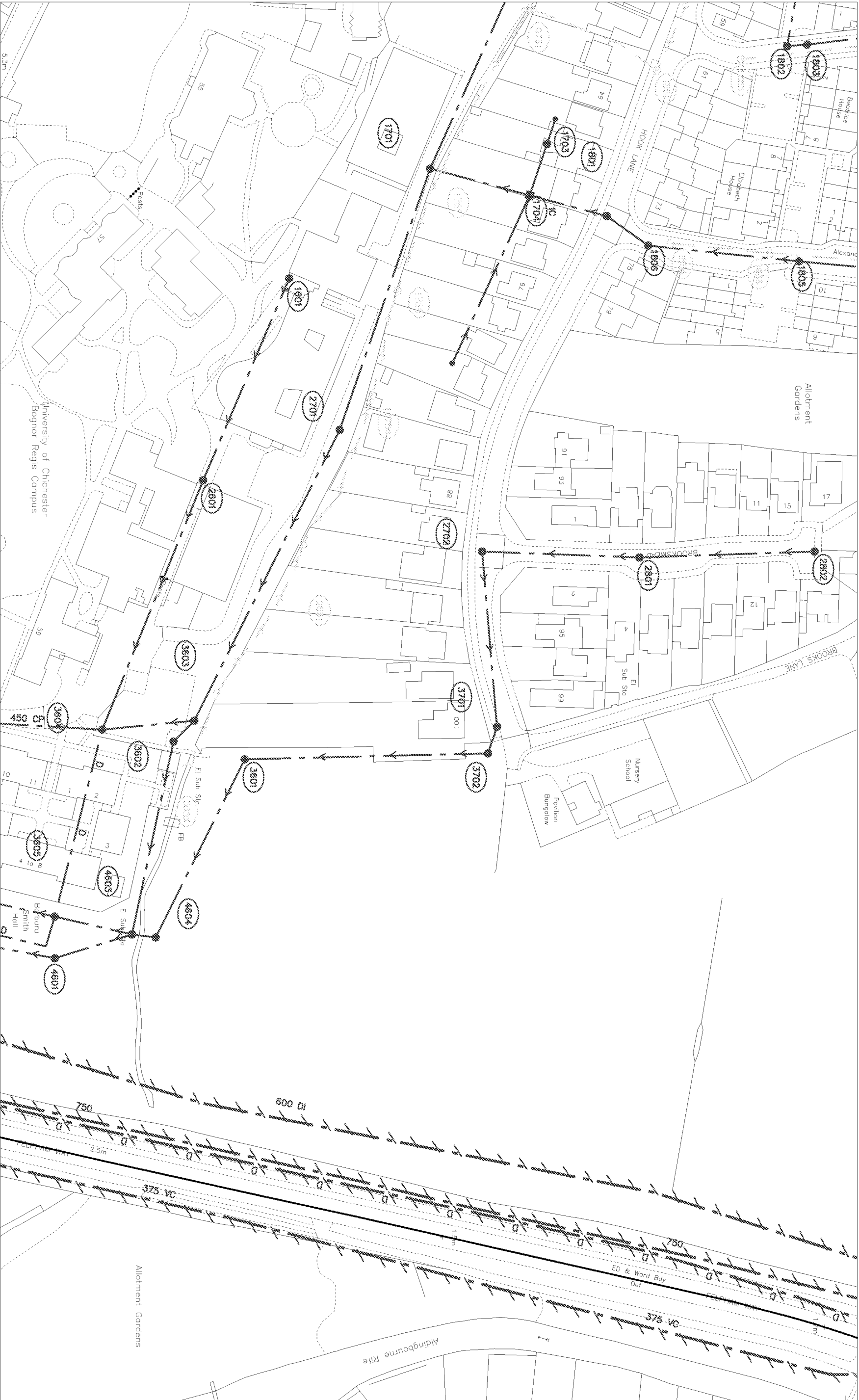
Received on: 29 May 2018

For enquiries regarding the information provided in this receipt, please contact the LandSearch team:



LandSearch
Southern Water Services
Southern House
Capstone Road
Chatham
Kent
ME5 7QA

SEWER RECORDS PAGE 1 OF 2



99884

99596

O.S. REF. SZ9499NW		The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. WATERWORKS, SEWER, PIPES AND CONDUITS OF BURIED UTILITIES COMPANY WATERWORKS, SEWER, PIPES AND CONDUITS OF BURIED UTILITIES COMPANY
Drawn by: gujskew	Scale: 1:1250	
Title: 295114_94 to 100 Hook Lane		Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.
Date: 30/05/2018		

494091

494562

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
0751X	1.91		750	CP	CIRC												
1601X	2.04	0.33	375	VC	CIRC												
1701X	2.8		800	CP	CIRC												
1703X			UNK	UNK	CIRC												
1704X			225	VC	CIRC												
170DX			UNK	UNK	CIRC												
1750X			750	CP	CIRC												
1751X			750	CP	CIRC												
1801X	2.33	0.89	225	VC	CIRC												
1802X			UNK	UNK	CIRC												
1803X			UNK	UNK	CIRC												
1805X			UNK	UNK	CIRC												
1806X			UNK	UNK	CIRC												
1851X	2.23		450	CP	CIRC												
1853X			UNK	UNK	CIRC												
1853X			UNK	UNK	CIRC												
1856X			UNK	UNK	CIRC												
2601X	1.35	0.22	300	VC	CIRC												
2651X	2.66	0.22	750	CP	CIRC												
2701X	2.5	1.01	600	CP	CIRC												
2702X			150	VC	CIRC												
270DX			UNK	UNK	CIRC												
2754X			750	CP	CIRC												
2801X	2.86	1.28	150	VC	CIRC												
2802X	2.41	1.39	150	VC	CIRC												
3601X	1.58	0.41	150	VC	CIRC												
3602X	1.73	0.11	450	CP	CIRC												
3603X	2.52	0.12	450	CP	CIRC												
3603Y	2.52	0.13	450	CP	CIRC												
3604X	2.22	0.021	450	CP	CIRC												
3605X	2.44	-0.22	800	CP	CIRC												
3701X	2	0.77	150	VC	CIRC												
3702X	1.77	0.73	150	VC	CIRC												
4601X	2.31	-0.01	450	CP	CIRC												
4603Y	1.72	0.08	450	CP	CIRC												
4603X	1.72	0.03	450	CP	CIRC												
4604X	1.38	0.18	150	CP	CIRC												

LINE STYLES / COLOURS		MATERIALS	
Blue	----- Road	AK Asphalt	○ Manhole (SV)
	----- Front Street Sewer	BRC Brick (Common)	● Manhole (F&C)
	----- Front Backum Main	BRC Brick (Common)	○ Lamp hole (SV)
	----- Front Backum Main	CC Concrete Box Culvert	● Lamp hole (F&C)
Red	----- Combined	CI Cast Iron	○ Pumping Station (SV)
	----- Combined	CO Concrete (r-sb)	● Pumping Station (F&C)
	----- Combined Street Sewer	CSB Concrete Segments (boxed)	○ Side entry manhole (SV)
	----- Combined Street Main	CSB Concrete Segments (boxed)	● Side entry manhole (F&C)
	----- Building Over Agreement Area	DI Ductile Iron	○ Blind detail (SV)
Orange	----- Building Over Agreement Area	DI Ductile Iron	● Blind detail (F&C)
Dark Blue	----- Trained Effluent	GC Glass Reinforced Plastic	○ Ejector station (SV)
	----- Sewer Catchment	GC Glass Reinforced Plastic	● Ejector station (F&C)
Purple	----- Sewer Catchment	MAC Masonry m masonry Courses	○ Wateright door (SV)
	----- Section 104 Area	MAC Masonry m masonry Courses	● Wateright door (F&C)
Light Blue	----- Surface Water	PP Polypropylene	○ Flushing sh. Man (SV)
	----- Surface Water	PP Polypropylene	● Flushing sh. Man (F&C)
Yellow	----- Private	SI Steel	○ Flushing sh. Man (SV)
	----- Private	SI Steel	● Flushing sh. Man (F&C)
Green	----- Access Shaft	ZZZ Unknown	○ Demarcation Chamber
	----- Demarcation Shaft	ZZZ Unknown	● Demarcation Chamber

LEGEND - SENSERS	
○ Wetout (SV)	○ Chirp (S)
● Wetout (F&C)	○ Chirp
○ Reading Eye (SV)	○ Change in sewer (S)
● Reading Eye (F&C)	○ Change in sewer
○ Pumping point (SV)	○ Reflect valve
● Pumping point (F&C)	○ Flap valve
○ Interrog chamber (SV)	○ Arcade
● Interrog chamber (F&C)	○ Valve
○ Storm Tank (SV)	○ Closed Valve
● Storm Tank (F&C)	○ Air Valve
○ Vortex chamber (SV)	○ Hatch box (SV)
● Vortex chamber (F&C)	○ Hatch box (F&C)
○ Label ellipse	○ Direction arrow
○ Dumpy/GSD marks	○ Emptying valve
○ Outfall	○ Catchpit
○ Peristock chamber	○ Scalesway
○ Storm Overflow	○ Inlet
○ Backdrop marks	○ Balancing Pond

SHAPES (S)	
A Archway	R Rectangular
B Bridge	S Square
C Culvert	T Triangular
D Ditch	U U-shape
E Embankment	V V-shape
H Hatched	X X-shape
I Inlet	Y Y-shape
J Junction	Z Z-shape
K Kiosk	
L L-shaped	
M Manhole	
N Niche	
O Oval	
P Pond	
Q Quay	
R Rectangular	
S Square	
T Triangular	
U U-shape	
V V-shape	
X X-shape	
Y Y-shape	
Z Z-shape	

NODE REFERENCING SYSTEM	
1st digit: hundred mainline identifier	
2nd digit: hundred mainline identifier	
3rd digit: sewer type identifier	
4th digit: street identifier	

Drawn by: gujskew

Title: 295114_94 to 100 Hook Lane

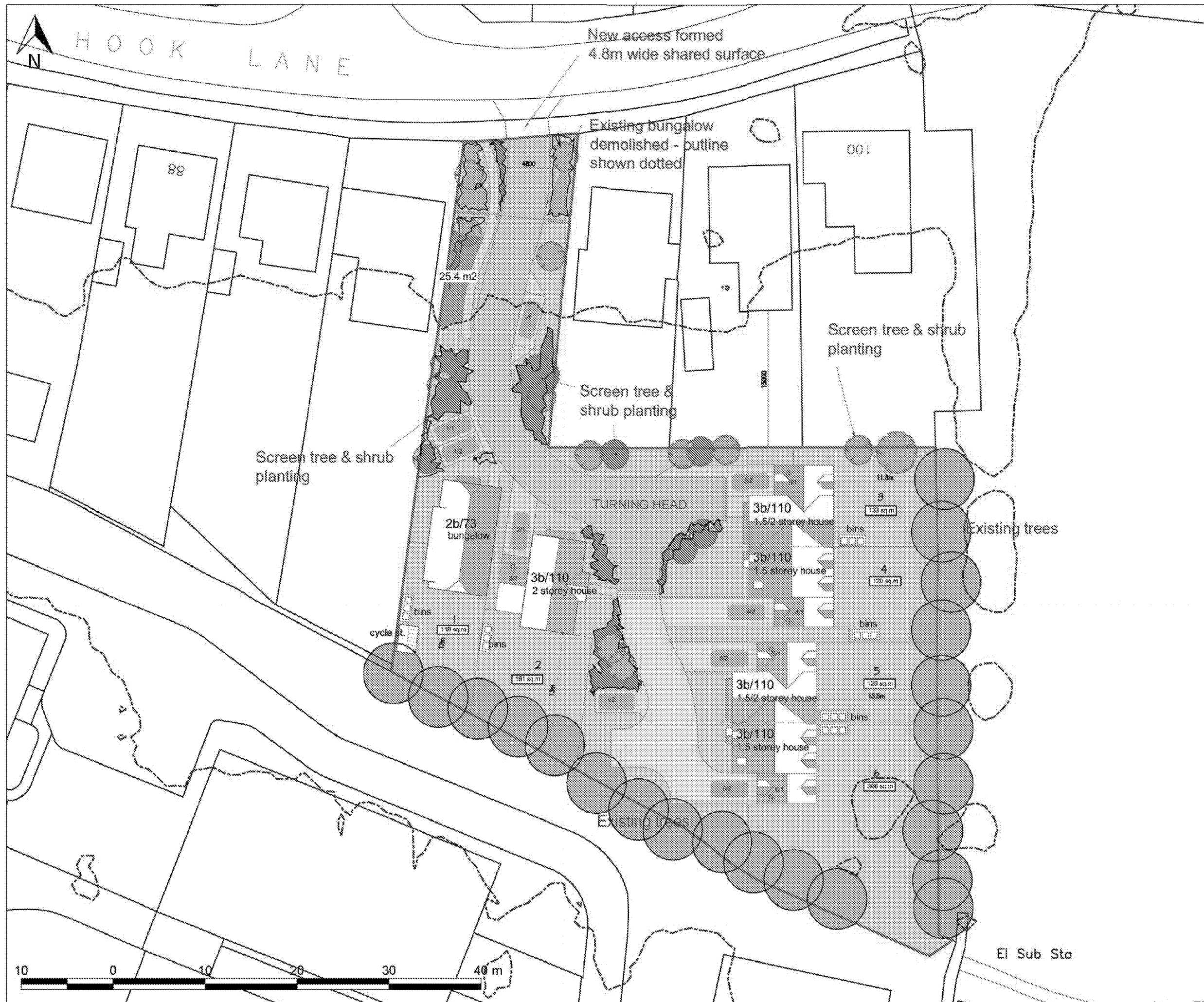
Date: 30/05/2018



Appendix F

FLOOD COMPENSATION AREA

115/1



KEY:

Site Boundary

Environment Agency - LiDAR derived data

Contours 1.95 m AOD

Flood Compensation Area

NOTE:

Proposed Development based on Feasibility Site Plan (April 2018) by Crossley Design Architecture

REV	DATE	DRW	DESCRIPTION	CHK	APP
19/07/18	ES		FIRST ISSUE		

STATUS:

FOR INFORMATION ONLY



Mountbatten House, Basing View,
Basingstoke, HANTS, RG21 4HJ
Tel: +44 (0) 1256 318 600
Fax: +44 (0) 1256 318 70
www.wsp.com

CLIENT:

COUNTERPOINT PROPERTIES LTD

ARCHITECT:

CROSSLEY DESIGN
ARCHITECTURE

PROJECT:

94 - 100 HOOK LANE
BOGNOR REGIS

TITLE:

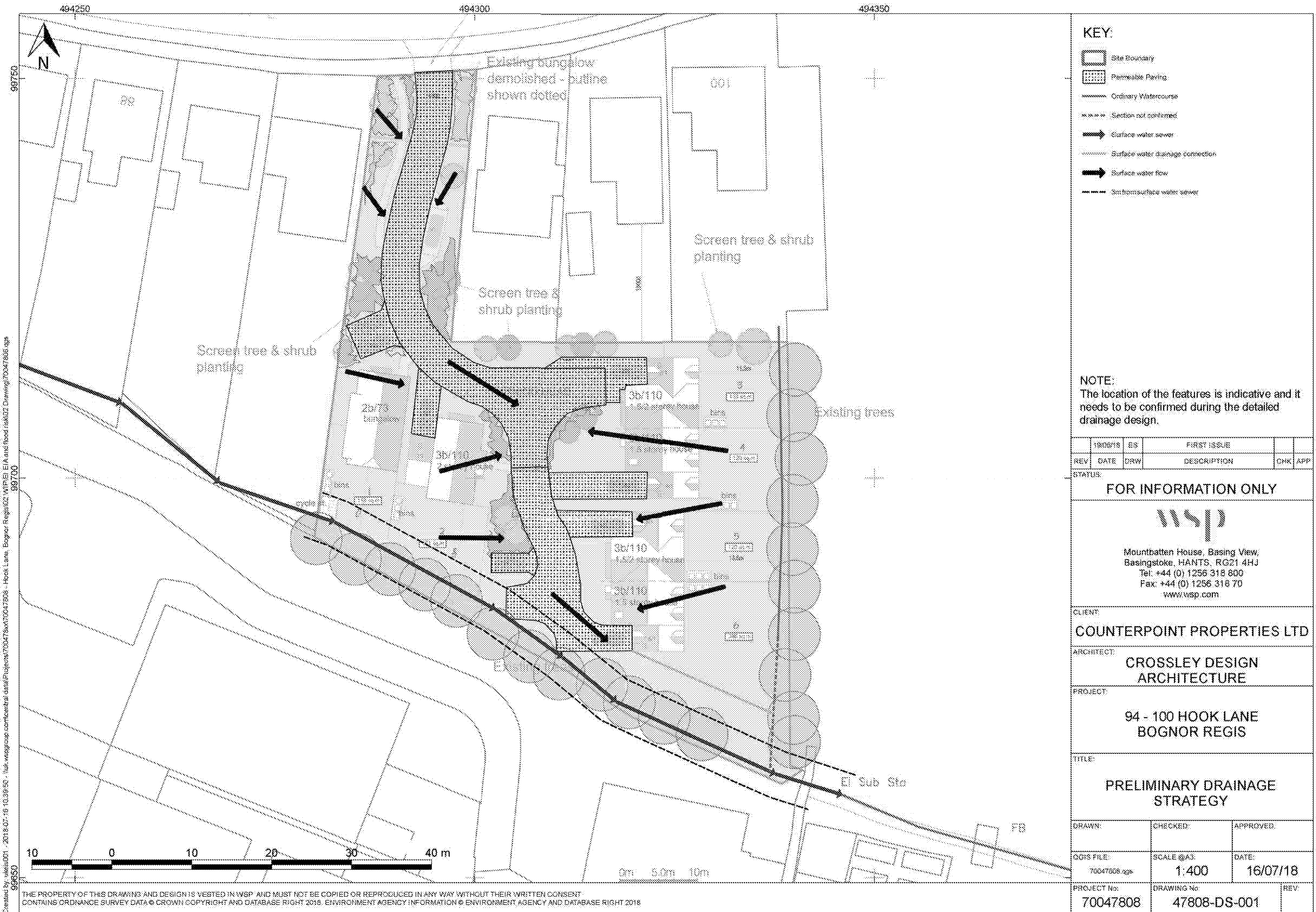
PROPOSED FLOOD
COMPENSATION AREA

DRAWN:	CHECKED:	APPROVED:
OGIS FILE:	SCALE @A3:	DATE:
70047808.xgs	1:400	16/07/18
PROJECT No:	DRAWING No:	REV:
70047808	47808-FCA-001	

Appendix G

SURFACE WATER DRAINAGE
STRATEGY

115/1



Created by: wsls001 - 2018-07-16 10:39:50 - \\uk-resgroup-central\data\Projects\70047808\1\Hook Lane, Bognor Regis\02 WPI\01 EIA and flood risk\02 Drawing\70047808.dwg

Calculated by: **Emiliya Stoykova**

Site name: **Hook Lane**

Site location: **Bognor Regis**

Site coordinates

Latitude: **50.78937° N**

Longitude: **0.66349° W**

This is an estimation of the greenfield runoff rate limits that are needed to meet normal best practice criteria in line with Environment Agency guidance "Preliminary rainfall runoff management for developments", WS-074/A/TR1/1 rev. E (2012) and the SuDS Manual, C753 (Ciria, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Reference: **6402286**

Date: **2018-07-12T14:27:38**

Methodology	IH124
-------------	-------

Site characteristics

Total site area (ha)	0.28
----------------------	------

Methodology

Qbar estimation method	Calculate from SPR and SAAR	
SPR estimation method	Calculate from SOIL type	
	Default	Edited
SOIL type	3	3
HOST class	---	---
SPR/SPRHOST	0.37	0.37

Hydrological characteristics

	Default	Edited
SAAR (mm)	704	704
Hydrological region	7	7
Growth curve factor: 1 year	0.85	0.85
Growth curve factor: 30 year	2.3	2.3
Growth curve factor: 100 year	3.19	3.19

Notes:

(1) Is $Q_{BAR} < 2.0$ l/s/ha?

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consents are usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set in which case blockage work must be addressed by using appropriate drainage elements.

(3) Is $SPR/SPRHOST \leq 0.37$?

Greenfield runoff rates

	Default	Edited
Qbar (l/s)	0.81	0.81
1 in 1 year (l/s)	0.69	0.69
1 in 30 years (l/s)	1.86	1.86
1 in 100 years (l/s)	2.58	2.58

Calculated by: Emiliya Stoykova

Site name: Hook Lane

Site location: Bognor Regis

Site coordinates

Latitude: 50.78939° N

Longitude: 0.66334° W

This is an estimation of the storage volume requirements that are needed to meet normal best practice criteria in line with Environment Agency guidance "Preliminary rainfall runoff management for developments", WS-074/A/TR1/1 rev. E (2012) and the SuDS Manual, C753 (Ciria, 2015). It is not to be used for detailed design of drainage systems. It is recommended that hydraulic modelling software is used to calculate volume requirements and design details before finalising the drainage scheme.

Reference: 6401967

Date: 2018-07-11T17:06:41

Methodology	IH124
-------------	-------

Site characteristics

Total site area (ha)	0.28
Significant public open space (ha)	0.18
Area positively drained (ha)	0.100000000
Pervious area contribution (%)	30
Impermeable area (ha)	0.1
Percentage of drained area that is impermeable (%)	100
Impervious area drained via infiltration (ha)	0
Return period for infiltration system design (year)	10
Impervious area drained to rainwater harvesting systems (ha)	0
Return period for rainwater harvesting system design (year)	10
Compliance factor for rainwater harvesting system design (%)	66
Net site area for storage volume design (ha)	0.1
Net impermeable area for storage volume design (ha)	0.1

* Where rainwater harvesting or infiltration has been used for managing surface water runoff such that the effective impermeable area is less than 50 % of the 'area positively drained', the 'net site area' and the estimates of Qbar and other flow rates will have been reduced accordingly.

Design criteria

Volume control approach	Use long term storage	
	Default	Edited
Climate change allowance factor	1.4	1.4
Urban creep allowance factor	1.1	1.1
Interception rainfall depth (mm)	5	5
Minimum flow rate (l/s)	5	5
Qbar estimation method	Calculate from SPR and SAAR	
SPR estimation method	Calculate from SOIL type	
	Default	Edited
Qbar total site area (l/s)	0.81	—
SOIL type	3	3
HOST class	N/A	N/A
SPR	0.37	0.37

Hydrology

	Default	Edited
SAAR (mm)	704	704
M5-60 Rainfall Depth (mm)	17	17
r Ratio M5-60/M5-2 day	0.4	0.4
Rainfall 100 yrs 6 hrs	55	
Rainfall 100 yrs 12 hrs	74.34	
FEH/FSR conversion factor	1.18	1.18
Hydrological region	7	
Growth curve factor: 1 year	0.85	0.85
Growth curve factor: 10 year	1.62	1.62
Growth curve factor: 30 year	2.3	2.3
Growth curve factor: 100 year	3.19	3.19

Site discharge rates

	Default	Edited
Qbar total site area (l/s)	0.81	0.81
Qbar net site area (l/s)	0.29	0.29
1 in 1 year (l/s)	5	5
1 in 30 years (l/s)	5	5
1 in 100 years (l/s)	5	5

Estimated storage volumes

	Default	Edited
Interception storage (m³)	4	4
Attenuation storage (m³)	24	24
Long term storage (m³)	0	0
Treatment storage (m³)	12	12
Total storage (excluding treatment) (m³)	28	28

Appendix H

BGS BOREHOLE SCAN

115/1



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 16054834 : BGS Reference:
SZ99NW42

British National Grid (27700) : 494490,99700

[Report an issue with this borehole](#)

<<

< Prev

Page 1 of 2

Next >

>>

27/06/2018 14:04:00

16/06/2018 14:04:00

27/06/2018 14:04:00

RECORD OF BOREHOLE No: 2

Location : BOGNOR MAIN DRAINAGE

Borehole Dia : 8"

Contract No. : 467

Casing : 8" to 15'-0"

Type of Boring : Shell & Auger

Ground Level : 9.17' D.D.

Date (started) : 24.6.69

Date & Time	Depth of Casing	Water Level	SAMPLES			STRATA		DESCRIPTION OF STRATA
			Depth	Type	No.	Legend	Depth	
							0'-0"	
							1'-6"	1'-6" Clayey TOPSOIL
			3'-0" - 4'-4"	U	1		4'-6"	Firm mottled brown and grey silty CLAY.
			6'-0" - 7'-5"	U	2		6'-6"	
			8'-6"	D	3			
			(11'-9")	D	4			9'-0" Soft grey sandy SILT.
			13'-6"	D	5			
24-6-69 12.22	15'-0" - 4'-0"		(15'-6")	D	6		15'-0"	
13.22	15'-0" - 9'-0"		(14'-5")			End		

24	REMARKS:	
	<i>Water first encountered at 8'-6" B.G.L.</i>	
28	SCALE: 1" = 5'	Foundation Engineering Ltd.

Water level at 10:00 AM

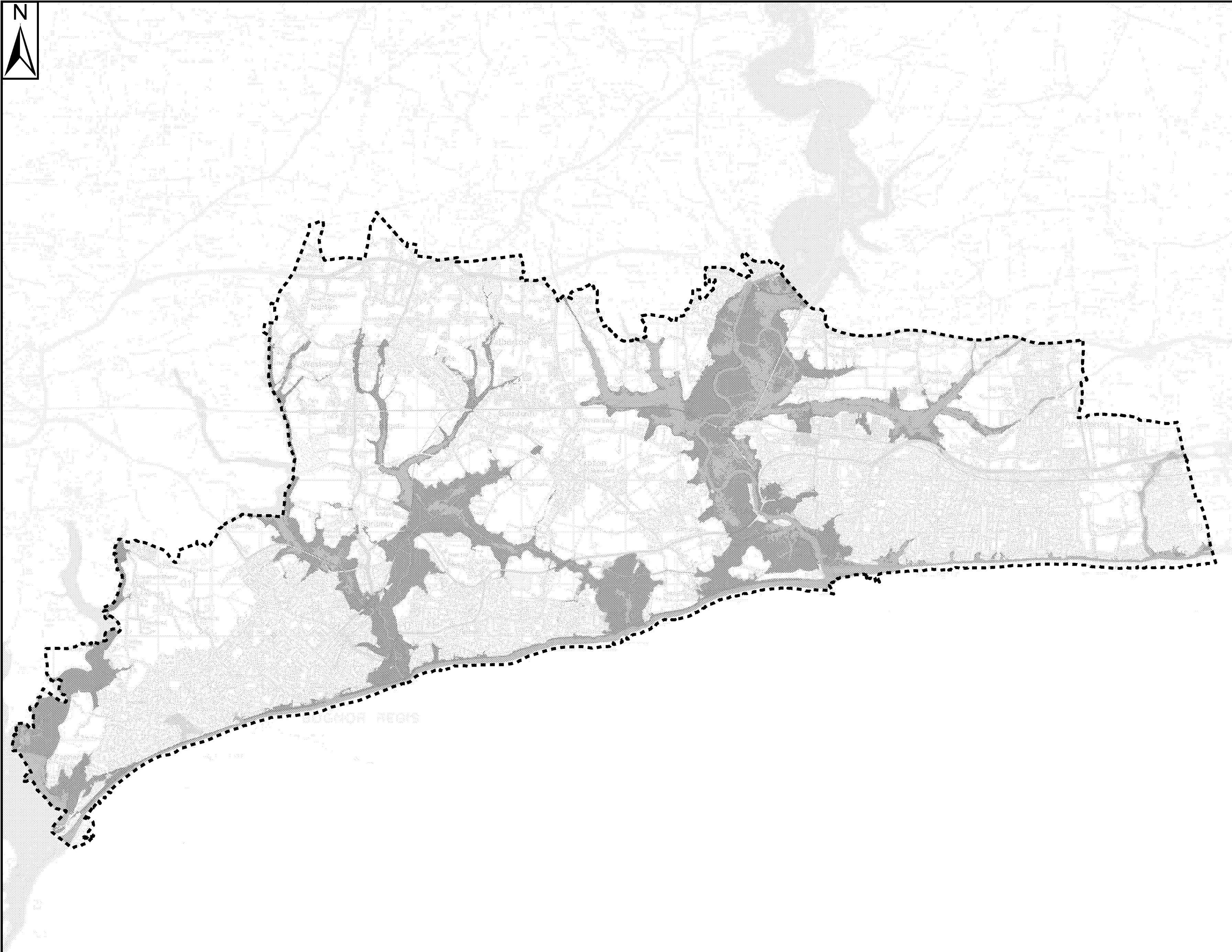
Water level at 10:00 AM

Water level at 10:00 AM

Appendix I

SFRA MAPS

1151



Notes

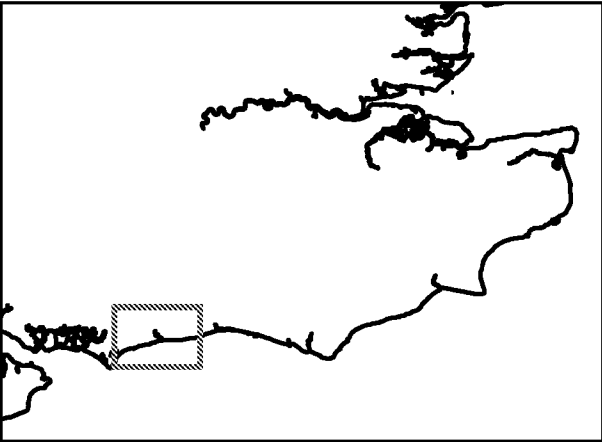
Zone 1: Comprised of land having a less than 1 in 1,000 annual probability of river or sea flooding in any year

Zone 2: Comprised of land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year

Zone 3a: This zone comprises land assessed as having a greater than 1in 100 annual probability of river flooding or a greater than 1 in 200 annual probability of flooding from sea in any year

Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 20 years, where detailed modelling exists. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. If development is shown to be in Flood Zone 3a, further work should be undertaken as part of a detailed site specific

Key Plan



Legend

- Arun District SFRA boundary
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

REF	Date	Comments
A	June 2016	-

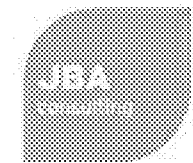


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ARUN DISTRICT COUNCIL

SFRA: APPENDIX C FLOOD ZONES

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Appendix J

APPENDIX TITLE



115/1

EXCEPTION TEST PART 1



Planning Consultants Luken Beck put forward the below case for Part 1 of the Exception Test, as assessed in July 2021:

Having regard to the objectives in the NPPF (at paragraphs 159, 160, and 161) and government advice set out in Planning Practice Guidance, in order for the Exception Test to be passed the development must meet the following criteria:

- ☞ it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- ☞ a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

In terms of the former of the criteria there are a number of wider sustainability benefits that development of this site would provide. These include;

- ☐ Within the area of search prescribed by Arun District Council officers there are no sequentially preferable sites: The area of search selected is based upon the Built-Up Area Boundary (BUAB) of Bognor Regis, and so reflects the area in which Local Plan policies support housing within the settlement as sustainable locations.
- ☐ Urgent contribution to housing supply: The Council has accepted that it is unable to demonstrate an adequate housing land supply. ADC's Annual Monitoring Report (December 2020) identifies a 3.3 year supply, representing an acute shortfall. The proposals will make a meaningful contribution to housing supply in the immediate years. The Council will be familiar with Paragraph 68 of the NPPF highlights that; 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.' The contribution of the site to meeting the housing supply shortfall, especially given the size of the shortfall, is in itself something that should be afforded significant weight.
- ☐ Previously developed land, sustainable location: These proposals would secure the re-development of previously developed land in a sustainable location supported in principle by local plan policies. The site lies within convenient walking distance of the full range of amenities; these include Bognor Regis town centre shopping, Bognor railway station, primary and secondary schools, healthcare facilities (Bognor Medical Practice), Arun Leisure centre and a range of other amenities including Felpham Play Area and Aldwick Cricket Club. The site is therefore in a highly accessible location encouraging modal shift away from private car trips and which ultimately places less pressure on the local road network and on other services.
- ☐ Reduced pressure on less sustainable greenfield sites: By contrast to address the housing land supply shortfall and significantly boost housing provision the Council has accepted there to be insufficient sites likely to come forward in areas supported by Local Plan policies and is encouraging speculative applications on deliverable sites identified by the HELAA (Housing and Economic Land Availability Assessment) under an (Interim Housing Statement, published 24th March 2021. While these are a necessary means to an end for the Council, those sites are inherently less accessible or sustainable and have adverse effects upon the intrinsic character of undeveloped countryside. The development of this site will contribute meaningfully to local housing supply and be preferential to the

development of greenfield sites beyond the BUAB. The development will contribute to reducing pressure on greenfield site release.

- Site suitability and policy compliance: Other than in respect of flood risk matters the Council has previously confirmed the site is suitable and there are no conflicts with development plan policies.

On the basis that the proposed development will provide much needed residential properties in a sustainable and accessible location, the first criteria is therefore deemed to be passed.

The remainder of this FRA report deals with the second criteria and demonstrates the development proposals if granted planning permission and implemented would be safe for their lifetime.



Mount View
Standard Way Business Park
Northallerton
DL6 2YD

