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**From:** Laura Gibbons <Laura.Gibbons@arun.gov.uk>  
**Sent:** 08 March 2022 16:29  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** David Easton <David.Easton@arun.gov.uk>  
**Subject:** RE: Notification of an Environmental Statement FP/274/21/OUT

Engineers Comments Regarding Surface Water Drainage and Flood Risk

**We request that further information is supplied as detailed below. Due to a lack of information at this time we wish to raise a holding objection.** The information requested below is fundamental to establishing if the principle of development is acceptable.

We note that the application site is within flood zone 3 and has areas at risk from surface water flooding. The FRA submitted contests the risk of flooding based upon site specific hydraulic modelling. **Please can the applicant provide the hydraulic modelling technical note referred to within the FRA.**

**Please can the applicant provide further details of the post development hydraulic modelling,** i.e. details of the development platform, road network, surface water channels, flood management features. We also query whether the drainage generated flows have been adequately accounted within the post development hydraulic modelling. We note that direct rainfall onto these areas has been removed, however it is not clear whether point discharges have been included in the post development model to replicate the post development scenario where attenuated surface water discharge will occur.

We note that there is increased flood depth, consistently shown to the south east of the development. We would like to examine depth difference grids and surface water flow volumes in greater detail to establish if an increase in flood risk as a result of development is actually being shown.

It appears that it is proposed to raise ground levels, ground raising is discouraged. If it is considered absolutely necessary, then due consideration must be given to the potential impacts on existing properties adjacent the development site, in terms of possible elevated groundwater levels and surface water run-off implications.

A specific surface water drainage strategy document is referred to but does not appear to be supplied, we only have a surface water drainage strategy document for the proposed golf course. **Please supply the surface water drainage strategy document for the proposed housing development.**

Surface water drainage features must be located outside of areas at risk from flooding. A minimum of a 3m buffer between top of bank of ordinary watercourses and features which will restrict access for maintenance will be required.

Please re-consult us once this further information is supplied. We will then provide comments upon the acceptability of proposals in terms of surface water flood risk, land drainage, and surface water drainage proposals.

Kind regards,

**Laura Gibbons**

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 24 February 2022 08:49

**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>

**Subject:** Notification of an Environmental Statement FP/274/21/OUT

To: **Engineers (Drainage)**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

**Application No:** FP/274/21/OUT

**Registered:** 11th February 2022

**Site Address:** Bognor Regis Golf Club Downview Road Felpham PO22 8JD

**Grid Reference:** 495157 100813

**Category:**

**Description of Works:** Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

**This Application is the subject of an Environmental Impact Assessment**

I am in receipt of the above application, please click the link below to view the Environmental Statement that has been submitted with this application.

[Click here to view documents available on our website](#)

[Click here to view the status of the application.](#)

I would be grateful for your electronic comments made either on line on the website or by emailing back to [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) by **9th April 2022**

**Please be aware that any comments you may make will be available on our website.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Email: [david.easton@arun.gov.uk](mailto:david.easton@arun.gov.uk)

Telephone: 01903 737500 ex37361.

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