

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Sarah Burrow <Sarah.Burrow@arun.gov.uk>  
**Sent:** 13 September 2022 14:02  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** David Easton <David.Easton@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: FP/274/21/OUT

Dear David,

This application is in our consultation list as a priority for review based upon additional documents. In her consultation of 8 March 2022 Laura Gibbons lodged a holding objection and requested that the hydraulic modelling and the surface water drainage strategy document for the housing development was supplied. As far as I can tell only the hydraulic modelling – ‘Bognor Modelling Note 220407’ – has been provided by the applicant. Without the surface water drainage strategy document we are unable to provide a meaningful consultation response.

There are a lot of records for this site so there is a chance I may have missed the document, if so, I apologise and would appreciate if you could send me a copy or point out where I can find it easily.

If we don't have the surface water strategy then our holding objection still stands. We will consult on the hydraulic modelling in conjunction with the drainage strategy once both documents are available.

Laura's previous consultation of 8 March 2022:

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

**Sarah Burrow**  
**Engineering Assistant, Coastal Engineers and Flood Prevention**

T: 01903 737815

E: [sarah.burrow@arun.gov.uk](mailto:sarah.burrow@arun.gov.uk)

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

**Sent:** 04 July 2022 16:34

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

**Subject:** Planning Consultation on: FP/274/21/OUT

To: **Engineers (Drainage)**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990

**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:** Plan App with EIA

**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.

I am able to inform you that I have received an amendment to the above application dated 21st June 2022 relating to:- amended plans - red line and to address comments by consultees.

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **4th August 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

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

PLRECON (OOB) 2018