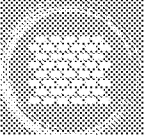


Arun District Council, Civic Centre, Maltravers Rd
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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 ARUN DISTRICT COUNCIL
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From: Sue Field

Sent: Monday, November 20, 2023 11:35 AM

Subject: FP/274/21/OUT -Bognor Regis Golf Club Downview Road Your Ref: HA/2022/124003/05-L01

FAO: Mrs Sophie Brown

Re: Application No. FP/274/21/OUT – Bognor Regis Golf Club - 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.

As you are aware, Arun District Council sought the Environment Agency views/comments on the above application on the suitability of a residential development due to the application being sited within Flood Zone 3. In this regard, we note that your comments raised 'no objection' per se to the proposal subject to conditions.

As you will no doubt be aware Storm Ciaran has resulted in significant flooding across the district and the Council has become aware of video footage (see link below) which shows the extent of flooding at Bognor Regis Golf Club. As you will see from the footage, the golf club and surrounding area were severely affected.

<https://www.youtube.com/watch?v=N-ZxQApHJP4In>

It has also been noted in an email between Bognor Regis Golf Club and the Environment Agency that flooding on this site and within the immediate area is an ongoing issue. The letter notes that over the past four to five years, local landowners, the Environment Agency, Arun District Council and local Member of Parliament, have engaged in numerous meetings to address the ongoing issues surrounding the Aldingbourne Rife.

The letter also notes, that last winter, the water level of the Rife reached 1.28 meters above sea level (according to the gov.uk check for flooding service), resulting in 2 minor floods on the golf course. Earlier this year, the Rife reached 1.74 meters above sea level, causing severe flooding across much of the 97-acre site, with water levels so high that the letter suggests 'one could canoe across vast areas of the property'. The local Tesco store, industrial properties, and the Riverside caravan park have also been severely affected in the past with residents forced to evacuate their homes.

In view of recent events and the extent of flooding on this site the Council would like to request you review your submitted consultation response and confirm that you wish to maintain that you have no objections to these proposals.

Moreover, the Council is also seeking assurances that the redevelopment of the site, which we acknowledge will incorporate flooding mitigation measures would not result in the displacement of flood waters resulting in flooding elsewhere around the site in such a scenario.

We look forward to your response.

Yours sincerely

Sue Field
Consultant Principal Planning Officer
Strategic Development Team, Planning



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