

Hebe Smith

From: Hebe Smith on behalf of Planning
Sent: 14 December 2022 09:04
To: Planning.Responses
Subject: FW: M/16/22/PL - golf course application 2 of 2
Attachments: Bognor Regis Golf Club Site B Flood Risk Technical Note 221205.pdf

Hebe Smith (she/her)
Planner (Degree Apprentice), Planning

T: 01903 737626
E: hebe.smith@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: David Innes [REDACTED]
Sent: 13 December 2022 17:20
To: Planning <Planning@arun.gov.uk>
Subject: M/16/22/PL - golf course application 2 of 2

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.

Hi,

Please upload the email chain below to the application portal.

As mentioned there is a link included in the 2 November email that included information that should be uploaded to the application. The agent had sent this directly to the EA who have commented but need to be formally reconsulted on the attachment.

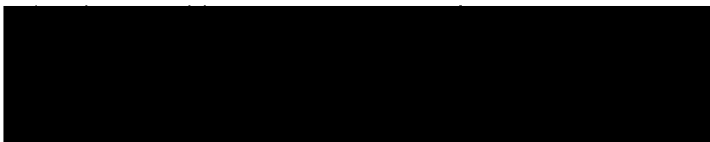
Arun Drainage should also be reconsulted (noted on action sheet).

If you have any queries please let me know.

If you can update me when you reconsult.

Regards

David Innes

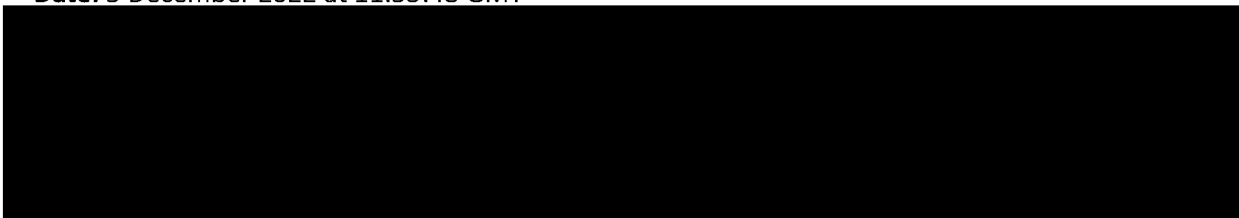


Begin forwarded message:

From: Alex Chapman



Date: 5 December 2022 at 11:53:48 GMT



Subject: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Dear Sophie,

I am writing on behalf of Hallam Land Management, the applicant, in relation to the two planning applications (ref: M/16/22/PL and FP/274/21/OUT) to facilitate the proposed relocation of Bogor Regis Golf Club.

Thank you very much for your latest comments, dated 15 November, on both applications. We are pleased that the additional details have enabled the FRA for the outline planning application (FP/274/21/OUT) to be agreed and the objection on this application removed. We note that a number of conditions are proposed.

However, the objection on the full application (M/16/22/PL) remains due to concerns around flood risk on Grevatt's Lane. Our flood risk and drainage specialist (WSP) has updated the model with a refined mesh zone that shows there is no flood risk to Grevatt's Lane (A259). This is set out in the attached technical note. I trust that this adequately addresses your concerns and would enable the objection to be removed.

As you may be aware the target determination period for these applications passed earlier this year as we have been working with Arun District Council and consultees, including the Environment Agency, to resolve any outstanding matters. We have agreed an extension to the determination period to January 2023 and to assist in this we would be extremely grateful if you could provide a swift response.

Please note that I have copied **David Innes**, who is Arun District Council's case officer for these applications, should you wish to liaise directly with him on any element of this.

Please do not hesitate to contact either Andy Smith at WSP or myself if you would like to discuss any element of this.

Kind regards

Alex

Alex Chapman | Principal Planner | Hallam Land Management | South and South Eastern Regions

3rd Floor, 43 Portland Place, London, W1B 1QH

From: Smith, Andy <[REDACTED]>

Sent: 02 November 2022 18:20

Subject: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

EXTERNAL EMAIL:

Sophie and Jon,

It appears that you have yet to download the files that support the clarifications to the FRA, but haven't had a response to my email below to confirm that the link works ok for you, please can you advise if this isn't the case.

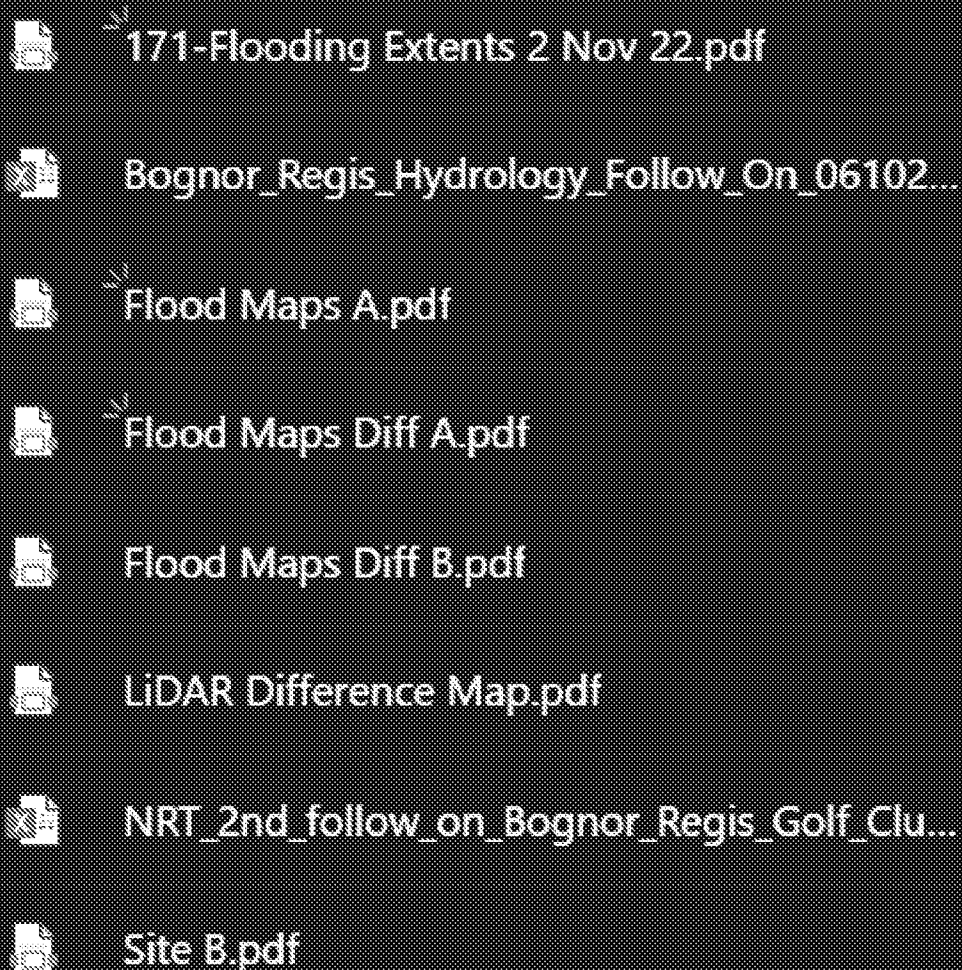
Since the submission on 6th October we have made a minor but important update to the ground model used within the hydraulic model, as we established that the updated climate change flows were leading to the southern berm / road which protects the central area from the offsite flood waters was being overtopped in one localised area. So we have increased the level in this area, which means that the scheme reverts back to the design principles as detailed within the FRA submitted as at the time of the original submission.

This does however, mean that there are minor changes to the attached clarification note and the flood maps (site A), flood difference maps (site A) and the flood extent maps (overlain on the masterplan to aid your understanding of the flood risk), we have also since made a location plan of the key water environment features, this is included within the flood extent maps.

All of the supporting information is available at this link



EA comments 221006, the contents of which are show in the screenshot below.

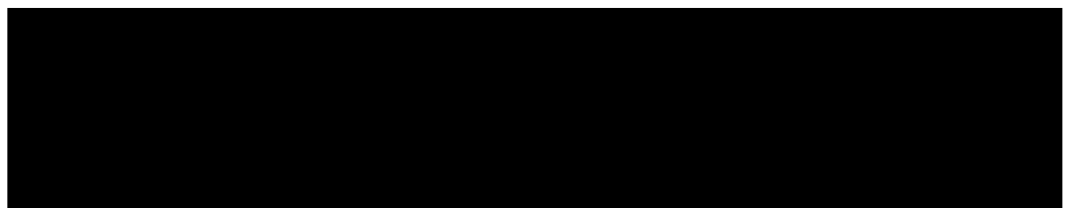


As ever please give me a call if you wish to discuss any aspect, and this information will be sent to you separately via the LPA case officer.

Regards,
Andy



Andy Smith
Technical Director
BSc MSc C.WEM CEnv
He/Him



From: Smith, Andy
Sent: 14 October 2022 12:04
To: Brown, Sophie
Cc: Alex Chapman



[REDACTED]

Sophie, Jon and Jonathan,

I trust that you have had a good week, please can you confirm that you have received the email. As it appears that you have yet to download the data, I just to check that the links and access permissions are set correctly.

Can you also confirm when you will be able to provide a response on the modelling comments along with approving the FRA.

Regards,
Andy



Andy Smith
Technical Director
BSc MSc C.WEM CEnv
He/Him

From: Smith, Andy
Sent: 06 October 2022 17:52
To: Brown, Sophie
Cc: Alex Chapman

[REDACTED]

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Sophie,

As promised the other day, please find attached our responses to the issues raised by the EA, these are addressed in the TN with responses for your modelling team in the review certificate.

The supporting maps are too large to send so are available at this link -



[EA comments 221006](#)

If you have any comments / queries please let me know

Regards,
Andy



Andy Smith
Technical Director
BSc MSc C.WEM CEnv
He/Him

T+ 44 (0) 117 9302082
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From: Smith, Andy
Sent: 04 October 2022 17:32
To: Brown, Sophie
Cc: Alex Chapman

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Sophie,

I just wanted to let you know that we are just finalising our responses to the hydraulic model review, we've taken the approach of re-running the model for all scenarios requested to bring this to a speedy resolution, it is our view that the model should be approved by your reviewers this time around, please can you let them know that it will be coming in over the next couple of days, how long do you expect the review process to take?

Given the timescales to get this point we would like to resolve all outstanding issues by mid October to enable us to move towards determination, please confirm that following approval of the flood modelling you will be in a position to remove your objection (i.e. FRA and water voles have all been addressed to your satisfaction) or do we need to pencil in a meeting to discuss any outstanding issues?.

I look forward to hearing from you shortly.

Regards,
Andy



Andy Smith
Technical Director
BSc MSc C.WEM CEnv
He/Him

From: Smith, Andy

Sent: 15 September 2022 12:33

To: Brown, Sophie [REDACTED] Turner, Dave

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Sophie,

Thanks for the comments, we are currently reviewing these and will respond to you soon, it appears that we are very nearly there with the modelling, hopefully our responses will be sufficient to enable this to be approved. However, we have yet to receive any comments on the FRA, are you happy with the findings of this subject to the modelling being agreed?

Regards,
Andy

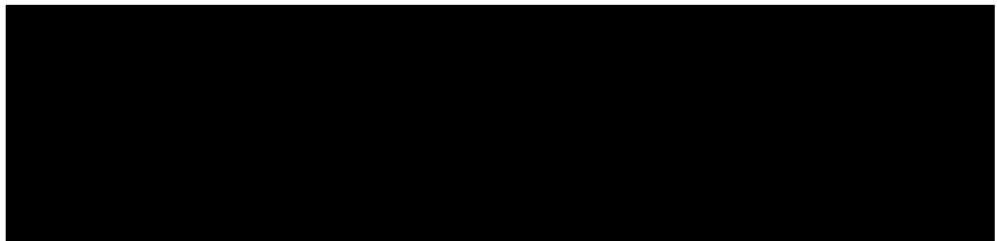


Andy Smith

Technical Director

BSc MSc C.WEM CEnv

He/Him



From: Brown, Sophie [REDACTED]

Sent: 12 September 2022 14:30

To: Turner, Dave [REDACTED]

Cc: Alex Chapman [REDACTED] Smith, Andy

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Hi Dave and all,

I have heard back from the model review. Attached are the comments as before and below a summary.

Hydraulic model Key Comments - Further details can be found in the attached hydraulic model review workbook (*NRT_2nd_follow_on_Bognor_Regis_Golf_Club_070922*)

1. Only the design event (100+25%CC AEP) has been included in the Infoworks Transferable database. Results for other AEP scenarios are not included within the supplied model. Site A contains residential land use (more vulnerable development) and Site B contains water compatible development (golf course). The central uplift allowance for the 2080s epoch (+25%) is the correct uplift to use based on the site vulnerability classification. Would it not be sensible to also test a 20 year scenario to check that the proposed development (particularly Site A) does not sit within functional floodplain?

2. 2 DTMS included within the model network; *Updated GM 01022022.asc* and *Baseline GM.asc*. The reporting mentions that the model used the most recent Lidar at the time of the model build. Comparisons were undertaken with EA composite 2020 Lidar DTM data. There are differences although these are generally not significant. There are differences between the Baseline Ground Model (*Baseline GM.asc*) and the Updated Ground model (*Updated GM 01022022.asc*) which extend outside of the proposed redevelopment areas (see worksheet *Updated_GM_Minus_Baseline_GM* within the attached workbook). It would be expected that ground levels should be consistent outside of the areas to be redeveloped? Please ensure ground models (and hence the resultant meshes) are consistent in areas where no changes are proposed
3. Some of the differences between the baseline and proposed model results could be driven by the difference between the baseline ground model and the updated ground model as noted in item 7.3 (worksheet 2D Model Build) of this model review. Please investigate this. It would also be prudent to assess detriment across a wider range of AEP scenarios and present the results in the reporting
4. A check run was undertaken as part of this follow on review using Infoworks ICM version 2021.9 for the 100 year +25% baseline scenario (100yr 10.25mm/hr +25%CC). This results in slightly more extensive flooding when considering the submitted results (see worksheet *Model_Run_Sensitivity_Test* within the attached workbook). Please check these differences. Are they likely to have any influence on the proposed development? Please find the following 2d results:
5. The reporting mentions that the 27.5hr storm duration was also tested. This is referenced in the reporting but it is not clear whether this is referring to the JBA original modelling (2014) or this modelling? Please make this clear as results for the 27.5hr storm duration test have not been provided within the ICMT and are not shown in the modelling report. The reporting suggests that both the 27.5hr and 10.25hr storm durations have been used

Hydrology report key comments - Further detail can also be found in the attached hydrology review workbook (*Bognor_Regis_Hydrology_Follow_On_080922*)

1. The reporting mentions a 10.25 hour storm duration but then goes on to say 27.5hrs was selected. It is clear that the model uses a 10.25hr storm duration so what is the reference to a 27.5 hour storm duration in the reporting? Please make this clear in the reporting as it currently implies that both 27.5hr and 10.25hrs are the preferred storm duration
2. An example rainfall hyetograph has been included in the hydrology report (figure 4). In addition a table is presented in table 4 which presents the revised rainfall depths. The rainfall hyetographs and depths presented in the hydrology report were compared against the rainfall data for the 100 year 10.25 hr mm/hr+25%CC scenario included within the Infoworks Model. There appear to be differences between the rainfall applied within the hydraulic model and the rainfall rate/depths reported within the hydrology report. Please clarify why there are differences.

As yet we are unable to approve this model.

Kind regards

Sophie

Sophie Brown | Planning Advisor | Sustainable Places | Solent and South Downs Area |
Environment Planning and Engagement

Please be aware I work Part Time hours and will be available Monday, Tuesday, Wednesday and Thursday, only. If you have any urgent enquiries outside of those hours please email planningSSD@environment-agency.gov.uk

From: Turner, Dave <[REDACTED]>
Sent: 12 September 2022 07:41
To: Brown, Sophie <[REDACTED]> Denman, Jon <[REDACTED]>

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

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Sophie / Jon,

The client team have asked for an update on this, given the 10th has now passed please could you ask your team by when the re-review will be complete.

Kind regards,

Dave Turner
Associate - Water Risk Management
Net Zero Lead for Water, Energy and Industry



T +44 (0) 1392 229023

WSP, Southernhay Gardens, Exeter, Devon EX1 1NT, United Kingdom

From: Turner, Dave
Sent: 06 September 2022 16:20

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Hi Sophie,

Hope you had a good break, have you been able to catch up with your modelling team? It'd be good to know if they are still on track for the 10th.

Kind regards,

Dave Turner
Associate - Water Risk Management
Net Zero Lead for Water, Energy and Industry

11/4/22

[REDACTED]

From: Brown, Sophie [REDACTED]
Sent: 25 August 2022 17:13
To: Turner, Dave [REDACTED]; Denman, Jon [REDACTED]

[REDACTED]

Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Dear Dave,

Thanks for your email.

I can confirm receipt of the updated file/documents. The re-review is with our modelling team and we have been advised that they are facing severe delays. They have indicated an estimated deadline of the 10th September. I have advised them that this re-review is needed to be prioritised. I am on leave next week and Jon is on leave currently until middle of next week. Upon my return I will seek an further update.

Equally we are reviewing the ecology information you have provided. I would expect to receive this as a formal reconsultation from the local planning authority in order for us to make any further formal comments. I have not yet received this. For us to provide comments directly to you without a consultation from the LPA would fall under our charged advice service.

Please advise the Council to formally reconsult us and direct the consultation as usual through the

[REDACTED]

Kind regards

Sophie

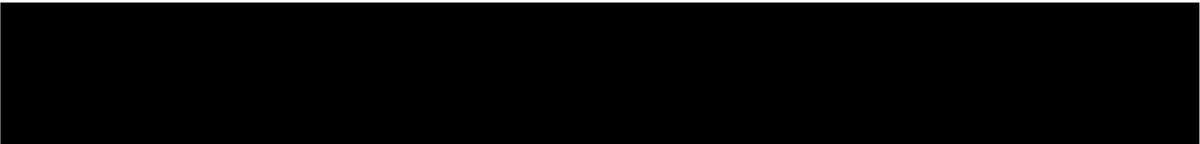
Sophie Brown | Planning Advisor | Sustainable Places | Solent and South Downs Area |
Environment Planning and Engagement
Environment Agency | Oving Road | Chichester | West Sussex | PO20 2AG

[REDACTED]

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[REDACTED]

From: Turner, Dave [REDACTED]
Sent: 24 August 2022 08:11



Subject: RE: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

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Sophie / Jon,

Further to our emails of the 5th August and 11th August, please could you confirm receipt and provide an indication of timescales for your review please.

Kind regards,

Dave Turner

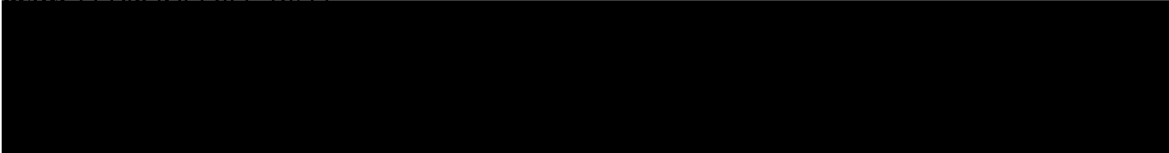
Associate - Water Risk Management

Net Zero Lead for Water, Energy and Industry



From: Turner, Dave

Sent: 11 August 2022 10:44



Subject: RE: Bognor Regis Golf Club - HA/2022/124003/01 and HA/2022/124004/01

Sophie / Jonathan,

Further to Rachel Ledgers email of the 5th August with the hydrology information, please see attached:

- revised technical note
- model review log with WSP responses
- model simulation log

I have shared the model results in a GIS format via OneDrive, please let me know if you have any problems accessing them.

As per our previous email if you can confirm that you are now happy with the hydrology that would be greatly appreciated. An indication of timescales for reviewing the model responses would be helpful.

Kind regards,



Dave Turner

Associate - Water Risk Management
Net Zero Lead for Water, Energy and Industry
He / him



WSP in the UK
Southernhay Gardens
Exeter EX1 1NT

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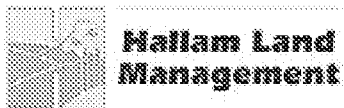
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