

Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2019/120999/04-L01
Your ref: BE/135/18/PL
Date: 19 September 2019

Dear Sir/Madam

FURTHER INFORMATION - ADDITIONAL RESPONSE HYBRID APPLICATION COMPRISING OF OUTLINE APPLICATION FOR THE PRINCIPLE OF EMPLOYMENT USES B1-B8. FULL APPLICATION FOR CLASS B8 WAREHOUSE WITH FUEL ISLAND & CAR PARKING (UNIT 2), 2 NO. CLASS B1/B8 EMPLOYMENT UNITS WITH ASSOCIATED PARKING & SERVICING (UNITS 6 & 7), CLASS A1 RETAIL FOOD STORE WITH CAR PARKING & SERVICING (UNIT 9), 2 NO. DRIVE THRU UNITS WITH CAR PARKING & SERVICING (UNITS 4 & 5), CAR SHOWROOM, WORKSHOPS (INCLUDING MOT TESTING), VEHICLE STORAGE, EXTENRNAL DISPLAY AREAS, SERVICE AREAS & PARKING (UNIT 8) TOGETHER WITH ACCESS ROADS, ASSOCIATED GROUND & ENGINEERING WORKS, LANDSCAPING & ANCILLARY WORKS. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE SHRIPNEY CONSERVATION AREA & A PUBLIC RIGHT OF WAY.

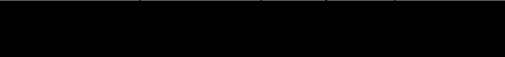
SALT BOX FIELD LAND OFF ROWAN WAY BOGNOR REGIS

thank you for the further information on the above application. There are still a number of concerns remaining regarding the details submitted. We need to see the following points rectified to remove out objection.

Level for level flood volume compensation

- As per the Level for Level Flood Compensation guidance previously shared the elevation 'slices' in the volume tables need to show elevation mAOD. The elevation values quoted in tables 1, 2 and 3 do not match the contours on the map. For example, the dark blue area on the left hand side of drawing 'PROPOSED DEVELOPMENT FLOOD ZONE AREAS' is referred to as being - 0.40m to -0.05m elevation in table 2. However, this area has a 1.75 mAOD contour running through it. Please make sure the shaded areas directly relate to the slices in the tables.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.



Cont/d..

- The elevation slices in tables 1,2 and 3 are all different. This means we are unable to directly compare the loss to the compensation. Please ensure the tables all use the same slices with elevation value mAOD for direct comparison. eg; slice 1 [1.55mAOD-1.65mAOD], slice 2 [1.65mAOD-1.75mAOD], etc. Please refer to Table 1 in the Level for Level Flood Compensation guidance previously supplied.
- There has been an error with the slices in table 3 (Compensation area); -0.48 to -0.45, -0.45 to -0.45 and -0.45 to -0.36.

Design of the compensation area

- Drawing 'PROPOSED DEVELOPMENT FLOOD ZONE COMPENSATION SECTION' still shows the compensation area as a very rough shape. Is this the final design?
- Please show the design levels in the compensation area.
- The drawing still does not show how flood water will get into or out of the compensation area. As previously discussed, the area must be able to freely fill and drain under gravity and without structures such as culverts.

Please do not hesitate to contact me should you have any further questions.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

