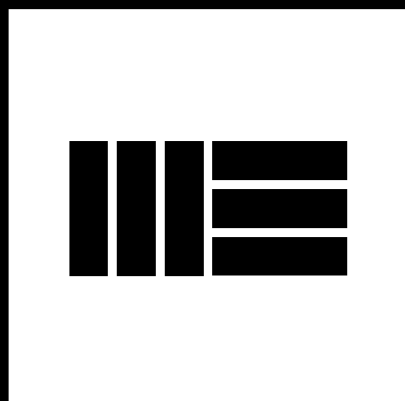


FORMER PIZZA HUT ARUN RETAIL PARK BOGNORE REGIS

FLOOD RISK ASSESSMENT

FEBRUARY 2022



CONTENTS

1.0 FLOOD RISK ASSESSMENT 3

1.0 FLOOD RISK ASSESSMENT

Introduction

- 1.1 This document has been prepared in relation to an application being submitted on behalf of the BBC Pension Fund for external alterations to the existing building associated with the change of use from Class E Restaurant to Sui Generis (consisting of a coffee shop / restaurant selling food and drink for consumption on and off the premises), alterations to car park (including the creation of a drive-through lane, reconfiguration of cycle parking, new pedestrian crossings, and the increase in number of car parking spaces), relocation of footpath, removal of 4 x TPO trees (to be replaced), landscaping and associated works, at Arun Retail Park in Bognor Regis.
- 1.2 The proposed development does not result in any additional floorspace at the application site and it does not propose to extend the external developed area of the approved building.

The Site

- 1.3 The application site comprises the former Pizza Hut unit and part of the car park at Arun Retail Park in Bognor Regis.
- 1.4 The application site is identified on the Environment Agency's flood map as falling within Flood Zone 2 (defined as land having a 1 in 100 or greater annual probability of river flooding) and Flood Zone 3 (defined as land having a 1 in 100 and 1 in 1,000 annual probability of river flooding).

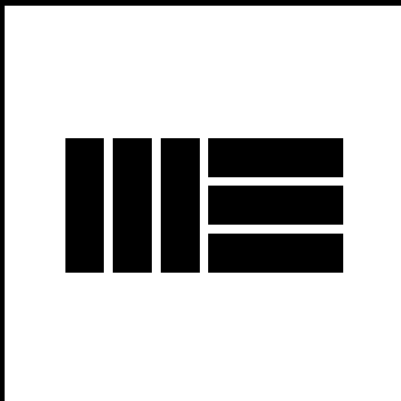
Suitability of the Proposed Development

- 1.5 The proposed development comprises external alterations to an existing building, the change of use to allow take-away food and drink sales, alterations to the existing car park, including the provision of an addition 21 car parking spaces across the site as a whole, the replacement of 4 TPO, and other landscaping works.
- 1.6 Table 2 of the Development Vulnerability Category (Paragraph 066 of the Practice Guidance) confirms that Class A1 'retail' uses are identified as a 'Less Vulnerable' use. Table 3 (Paragraph 067 of the Practice Guidance) subsequently confirms that 'Less Vulnerable' uses are considered appropriate development for areas to fall within Flood Zone 2 and 3.
- 1.7 Therefore it is clear that the proposed restaurant and take-away use, and the proposed car park refurbishment, are appropriate within this location, from a flood risk perspective.
- 1.8 There is no additional floorspace proposed at the application site, and there is no change in the footprint of the building. Therefore there will be no impact on the risk of flooding within the immediate area or the flood catchment area. The development will also not have an adverse impact on a watercourse, floodplain, or its flood defences, will not impede access to flood defence and management facilities, and will not affect local flood storage capacity or flood flows. The proposal does therefore not raise any flooding concerns.
- 1.9 As the proposed development does not result in any additional floorspace, change in the footprint of the building and the site area as a whole is less than 1 hectare, it falls within the definition of 'Minor Development' (Paragraph 046 of the Practice Guidance). The proposal is therefore not required to be subject to the Sequential and Exception Tests.
- 1.10 Having assessed the proposed development against the relevant flood risk planning policy guidance, we conclude that it does not give rise to any flood related planning issues.

Conclusion

- 1.11 In light of the above, we conclude that there will be no adverse impact upon the risk of flooding at the application site or within the wider locality as a direct result of the development.
- 1.12 Furthermore, there will be no increase in risk of damage to existing buildings at the site or risk to customers visiting the site. Accordingly, we conclude that the development is suitable for the application site and accords with both local and national planning policy.

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL