

FLOOD RISK ASSESSMENT

BOGNOR RETAIL PARK, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9NF

APPLICATION FOR EXTERNAL ALTERATIONS TO THE FRONT ELEVATIONS OF THE RETAIL TERRACE AND MINOR ALTERATIONS TO SITE LAYOUT

Introduction

- 1.1 This document has been prepared in relation to an application being submitted for external alterations to the front elevations 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 front elevations of Unit A, B, C1 and C2 and a very small section of the car park in front of Units A&B, of 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 the front elevations of the building and minor associated physical works, such as installation of bollards in front of the unit and the reconfiguration of three existing car parking spaces.
- 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 existing retail use and the proposed external alterations, 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.