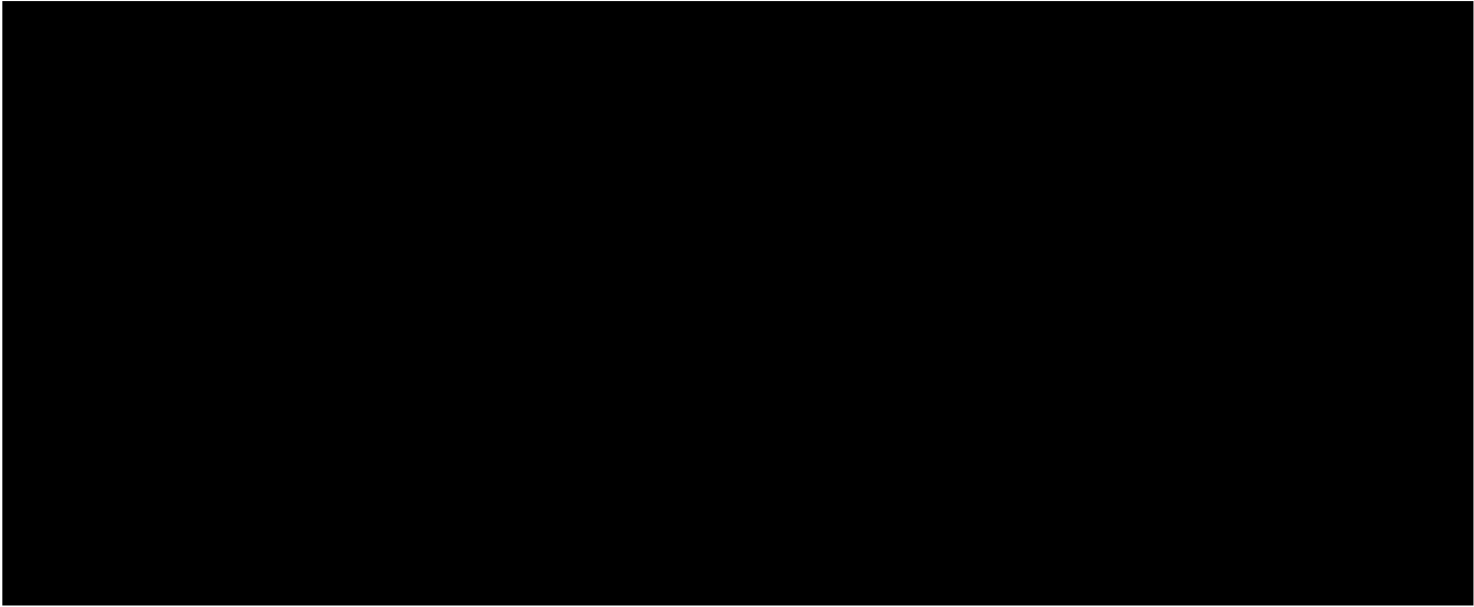




-----Original Message-----

From: [REDACTED]
Sent: 21 February 2020 11:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: BE/7/20/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Riverside Caravan Park Shripney Road Bognor Regis PO22 9NE

LPA ref: BE/7/20/PL

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

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

Our ref: HA/2020/122005/01-L01
Your ref: BE/7/20/PL
Date: 21 February 2020

Dear Sir/Madam

Variation of condition 2 granted under be/10/50/q to allow the whole caravan site to be operated over a 12 month period & occupied solely for holiday purposes only & shall not be occupied as a person's sole or main place of residence

Riverside Caravan Park, Shripney Road, Bognor Regis. PO22 9NE

Thank you for consulting the Environment Agency on the above application.

Environment Agency Position

Riverside Caravan Park is situated mainly in Flood Zone 3 (high risk) with some of the most eastern part located in Flood Zone 1 (low risk), with the Aldingbourne Rife running through the middle of the site.

The only access to the site is also located in Flood Zone 3 and the caravan site is solely relying on a flood evacuation plan as a measure to mitigate flood risk to its users, and we are aware of localised flooding affecting the area. We therefore **do not recommend** the variation of **condition 2** which will extend occupancy to a 12 month period.

The parts of the caravan site located in flood zone 3 are very low lying, generally around 1m AOD, making them very vulnerable to possible overtopping of the Rife during high flows following heavy rainfall events. In light of the recent storms that brought heavy rain and flooding to most parts of the UK and taking into account the effect of climate change, extending the occupancy of such vulnerable development would be against our policy on caravan sites which recommends that existing caravan sites within a flooding area should not have their time restricted condition relaxed.

Should you have any further queries please do not hesitate to contact me.

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

[Redacted signature block]

Cont/d..

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



End