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26th June 2007

Dear Adrian,

Re: Richmond Lodge, Shripney, West Sussex

Thank you for the time you spent with me on the telephone this afternoon. Further to our conversation please find our response as follows:

We are advised that DEFRA have the above mentioned site to lie wholly within the predicted 0.5% annual probability (1 in 200 year) coastal flood risk area. DEFRA have predicted a 1 in 200 year average tide level, for the year 2115, of 5.3m AOD at Bognor. However, the EA has confirmed that the risk of coastal flooding is extremely low as the sea defences are well maintained and provide sufficient defence against the 1 in 200 year surge level predicted for 2115.

A comprehensive report on "Local Plan Policy Site 6, Bognor Regis- Aldingbourne and Lindsey Rife Flood Study Report June 2003 publication" by WSP Engineers has currently been accepted by Arun District Council and the Environment Agency (EA). This report shows a detailed description of the Hydrological and Hydraulic Characteristics of the Aldingbourne and Lindsey Rife, and offers an explanation of the modelling methodology and results.

The report confirmed that a predicted 1 in 100 year flood level of the Aldingbourne Rife, with an allowance of 20% to account for the future effects of climate change, would be 1.854m AOD. The Aldingbourne Rife is situated approximately 650m from the above mentioned site and would represent the only watercourse able to have such fluvial impact and influence on the area.

Ground levels on the site are approximately 2.95m AOD and as such in our opinion the site will not directly be at risk from flooding. It is however noted that due to the low lying carriageway of the A29 dry access by vehicles during an extreme fluvial event would be constrained to a distance of approximately 100m from the site.

Planning Policy Guidance, 25 Development and Flood Risk makes specific reference to a 'safe dry access'; however, Planning Policy Statement 25 (PPS25) is the revision to this document and makes reference to 'a safe access'. The Chartered Institution of Water and Environmental Management (CIWEM) supports the use of a wet access to a site provided there are no underwater hazards such as manholes that may cause obstructions to passing vehicles.

Both the north and southbound carriageways of the A29 are free from any potential obstructions and during an extreme fluvial event slow rising flood waters (based on ground levels) would rise up to a maximum of 197mm. Standard Police vehicles can pass through 227mm of water and 4 x 4 Police vehicles can pass through 304mm of water. A standard Fire engine of 8m wheel base can pass through 406mm of water and we are advised that an Emergency ambulance is able to pass through 231mm and up to 500mm if appropriate care is taken.

This confirms that during an extreme fluvial event 'safe access' can be made to and from the site. Despite this provision it is also our intention to provide a 'safe dry access' from the site which will comply with the Disability Discrimination Act (DDA) allowing future residents the opportunity to vacate the site via open fields to the north if necessary.

In accordance with PPS25 warning systems and evacuation procedures should also be part of the active management of areas at risk from flooding. Whilst not always practical, during an extreme fluvial event residents from this location would be advised to either stay in their homes or evacuate at the earliest opportunity.

It is our intention to advise all future residents about the flood risk in the area and to provide clear instructions in their lease for a comprehensive flood plan. The flood plan will advise residents to maintain a list of all useful numbers such as flood line, local authority and their insurance company. Residents will be advised to maintain emergency supplies and will receive information on how to shut off gas/electric and water supplies. Each resident will also be provided with information on the location of safe and dry access points and all assembly points during an extreme event.

We hope that this letter addresses the concerns that the EA may have regarding the re-development of this site in relation to flood risk. We would stress an open and pro-active approach to such matters and would encourage further dialogue to ensure that all matters are mutually concluded.

I hope you find this letter and enclosed attachments to be a comprehensive response to our earlier conversation.

With kind regards

Yours sincerely

E J W Rees
For and
On behalf of
Regent Property Holdings plc

