Our ref: HA/2021/123181/02-L01
Your ref: BR/124/21/OUT

Date: 25 June 2021

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

Dear Sir/Madam

FURTHER INFORMATION - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR DEMOLITION OF EXISTING BUNGALOW TO FORM NEW ACCESS AND RESIDENTIAL DEVELOPMENT OF 6 NO. CHALET HOUSES. THIS APPLICATION AFFECTS THE SETTING OF THE UPPER BOGNOR ROAD & MEAD LANE CONSERVATION AREA.

TO REAR OF 94 - 100 HOOK LANE BOGNOR REGIS PO22 8AT

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

Environment Agency Position

We have reviewed the further information submitted. The proposed development is located in Flood Zone 3 (high risk), and is considered to be more vulnerable, and therefore should be subject to the Sequential and Exception tests.

The submitted flood risk assessment (FRA) (July 2018, WSP) fails to address the tidal flood risk and demonstrate that the development will be safe for its lifetime considering all sources of flooding. Climate change allowances were updated on 17 December 2019, please visit https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances for the latest guidance.

We also still have reservations on the use of voids and will need further reassurance that the proposed flood plain compensation will be effective.

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

Yours faithfully

Miss Hannah Brothwell
Sustainable Places Advisor

[redacted]
Environment Agency
Environment Agency Depot Canal Walk, Romsey, Hampshire, SO51 7LP.
Customer services line: [redacted]
www.gov.uk/environment-agency

Cont/d..

cc Counterpoint Properties Ltd

End