

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

Our ref: HA/2025/127160/01-L01
Your ref: BR/156/25/PL
Date: 10 November 2025

Dear Planning Officer,

**CONSTRUCTION OF 6 NO APARTMENTS TO THE REAR.
45 HIGH STREET BOGNOR REGIS PO21 1RU**

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

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted, and that the details in relation to this condition be submitted and approved by the Local Planning Authority. The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment and the following mitigation measures it details:

- All residential units shall be located on the first floor or above. The ground floor shall be limited non-habitable uses.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

www.gov.uk/environment-agency

Cont/d..

Reason

To reduce the risk of flooding to the proposed development and future occupants

Advice to LPA/Applicant

The applicant/occupants should phone Floodline on [REDACTED] to register for a flood warning, or visit [Sign up for flood warnings - GOV.UK](#). It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

For advice on what do after a flood, visit [What to do after a flood - GOV.UK](#).

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

[REDACTED]
[REDACTED]




Environment Agency response



Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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

From: 
Sent: 10 November 2025 15:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: BR/156/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
45 High Street Bognor Regis PO21 1RU

LPA ref: BR/156/25/PL

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