

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

Our ref: HA/2025/127358/01-L01
Your ref: BR/201/25/PIP
Date: 07 January 2026

Dear Planning Officer,

APPLICATION FOR PERMISSION IN PRINCIPLE FOR A MINIMUM NET GAIN OF 0 DWELLINGS TO A MAXIMUM NET GAIN OF 8 NO DWELLINGS. LONGBROOK PAVILION BUNGALOW HOOK LANE, BOGNOR REGIS, PO22 8AT.

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

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

The submitted FRA (dated August 2025) does not include proposals for floor plans at each dwelling, or specific finished floor levels. This information is vital to help us make an informed planning decision. In its absence, the flood risks posed by the proposed development are unknown.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how people will be kept safe from the identified flood hazards
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event

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

www.gov.uk/environment-agency

Cont/d..

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. The design flood level for areas at risk of tidal inundation, should be a 1 in 200 annual probability event plus an allowance for climate change.

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect properties to at least 600mm above the estimated flood level.

Based on the Product 4 Flood Risk Data provided, we would also advise that ground floor sleeping accommodation is considered to be incompatible with the significant level of flood risk at this site.

Additionally, floodplain compensation is required to replace any lost fluvial flood volume storage. Developers should ensure compensatory storage is level-for-level, and hydraulically linked to the development site.

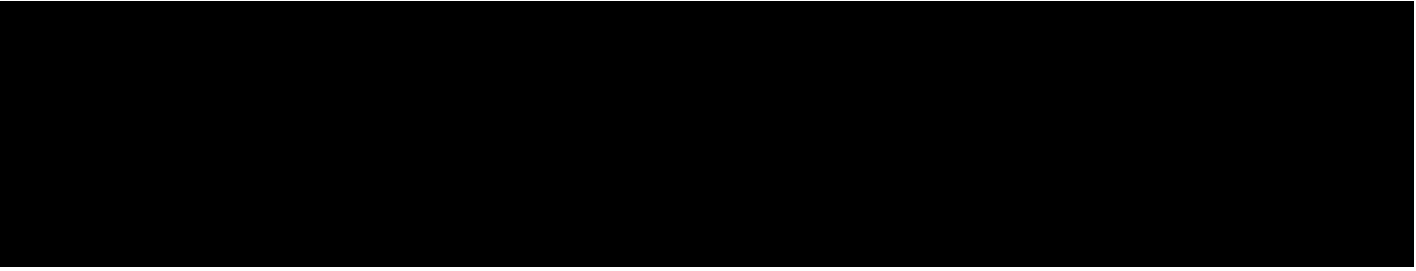
If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA and we'll respond within 21 days of receiving it.

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

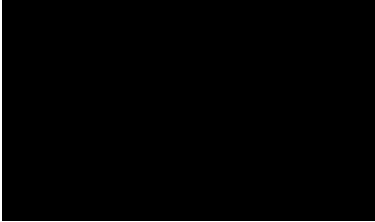
Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

[Redacted signature block]



PL- Consultation- Environment Agency response



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

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Subject: Environment Agency Response to: BR/201/25/PIP

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Longbrook Pavilion Bungalow, Hook Lane, Bognor Regis

LPA ref: BR/201/25/PIP

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