

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

Our ref: HA/2026/127419/01-L01
Your ref: BR/229/25/PL
Date: 02 February 2026

Dear Planning Officer,

CONSTRUCTION OF 6 NO APARTMENTS (RESUBMISSION FOLLOWING BR/156/25/PL). THIS APPLICATION IS IN CIL ZONE 4 (ZERO RATED) AS FLATS.

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 and comments 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 (LPA).

The proposed development will only meet the National Planning Policy Framework's (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
Environment Agency
Teville Gate House 25 (Cafe) Railway Approach, Worthing Central, Worthing, BN11 1UR.

[REDACTED]

[REDACTED]

[REDACTED]

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.

Reason(s)

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

Advice to LPA

Flood Warnings

The applicant/occupants should phone Floodline on 0345 988 1188 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](#).

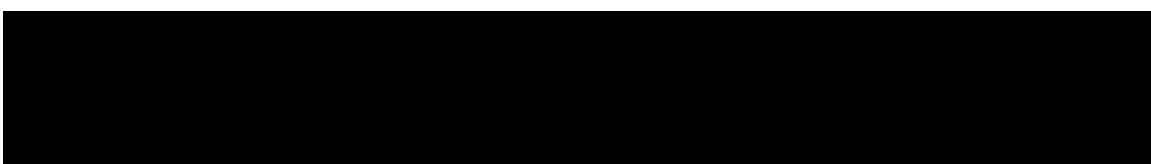
To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

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

Victoria Hindmarsh
Planning Advisor



From: Elaine Walby on behalf of Planning.Responses
Sent: 03 February 2026 12:02
To: Planning Scanning
Subject: FW: Environment Agency Response to: BR/229/25/PL
Attachments: PlanningProposal.rtf

PL- Consultation- Environment Agency response

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

From: [REDACTED]>
Sent: 02 February 2026 11:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: BR/229/25/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/229/25/PL

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