

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

Our ref: HA/2020/122666/01-L01
Your ref: BR/244/20/PL
Date: 04 November 2020

Dear Sir/Madam

**REDEVELOPMENT INTO 11 NO. 2 BED APARTMENTS & 2 NO. COMMERCIAL UNITS
(A1 RETAIL OR A3 RESTAURANT/CAFE) (RESUBMISSION FOLLOWING
BR/282/19/PL)**

**THE BEACH HOTEL, FORMER MUD CLUB WATERLOO SQUARE BOGNOR REGIS
PO21 1SU**

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

Environment Agency Position

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk and we would object to the application.

Condition – Implementation of Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (ref BROK/19/D1832/FRA1.0, dated 13/12/19) and the following mitigation measures it details:

- All residential units shall on be placed on the first floor and above
- Flood resilience measures including ground floor flood resilient construction and flood proofing, raised lip to basement, basement sump and pump and emergency plans are fully implemented

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.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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Reason

In line with section 9 of the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants

Advice to Local Planning Authority/Applicant

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

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

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor



cc HGPArchitects