

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

Our ref: HA/2021/123784/01-L01
Your ref: BR/267/21/PL
Date: 21 December 2021

Dear Sir/Madam

DEVELOPMENT OF A NEW BUILD FOUR STOREY BLOCK OF FLATS FOR 24 UNITS (13 NO 1 BED AND 11 NO 2 BED). THIS APPLICATION IS IN CIL ZONE 4 (ZERO RATED) AS FLATS FORMER WESTSIDE SUPPLIES UNIT WEST OF 17 TO18 DURBAN ROAD BOGNOR REGIS PO22 9QT

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

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included. We request that the following condition be attached to any planning permission granted.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref A5104 October 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 2.57 metres above Ordnance Datum (AOD)

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.

Reason

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

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



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

