

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

Our ref: HA/2019/121767/02-L01
Your ref: BR/282/19/PL
Date: 10 January 2020

Dear Sir/Madam

FRA submitted: redevelopment into 49 no apartments consisting of 24 no 1 & 25 no 2 bed apartments & 2 no commercial units (A3 restaurant & cafe). This application affects the character & appearance of The Steyne, Bognor Regis conservation area & may affect the setting of a listed building.

The Beach Hotel, former Mud Club & 2-4 Waterloo Square, Bognor Regis, PO21 1SU

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

Environment Agency Position

We have reviewed the application and have **no objection** to the development as submitted.

Advice to Local Planning Authority/Applicant

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.

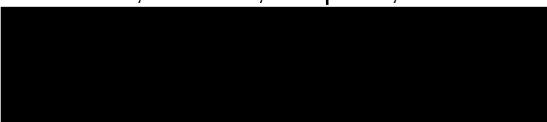
Condition – Implementation of Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (ref BROK/19/D1832/FRA1.0 dated 13 December 2019).

The 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

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.



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

According to Environment Agency flood maps and records the proposal is shown to be partly within Flood Zones 2 and 3.

Based on the submitted Flood Risk Assessment (FRA) we would recommend that the flood resilience measures identified i.e all residential units at first floor and above, basement tanking, ground floor level mitigation, a flood procedure plan, and registration with the Environment Agency's flood warning service to inform any plan, should all be implemented.

This will ensure that due to site's close proximity to the foreshore and the uncertainties of climate change, the site and occupants are afforded suitable protection from flooding throughout its lifetime.

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

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

