

BR/341/10

Robert Clark Associates Ltd
Willow Cottage Herne Lane
Rustington
Littlehampton
BN16 3EE

Our ref: SX/2007/103222/01-L01
Your ref: BR/156/07/1164/RTFC

Date: 14 December 2007

Dear Robert

**OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDING AND
ERECTION OF THREE STOREY BLOCK OF 17 ONE BEDROOM FLATS,
WITH ASSOCIATED CAR PARKING AND ACCESS FROM DURBAN
ROAD - AMENDED PLANS WESTSIDE SUPPLIES 17-18 DURBAN ROAD
BOGNOR REGIS**

Thank you for forwarding your revised layout and amendments as indicated in
Drawing No. 1164/01 Revision A.

I can confirm that we are satisfied with your submitted Flood Risk
Assessment.

I trust that the above comments are satisfactory but if you require any further
information please contact either myself or Phil Hailey.

Yours sincerely

Mr Mark Luker
Planning Liaison Officer



Phil Hailey
Environment Agency
Saxon House
Little High Street
Worthing
West Sussex
BN11 1DH

Our Ref: 1164/RTFC

Your Ref: SX/2007/101784/02

23 November 2007

Dear Phil

Proposed Development at Westside Supplies, 17-18 Durban Road, Bognor Regis
Flood Risk Assessment

I refer to our letter dated 17 July 2007 (copy attached) and our subsequent telephone conversation concerning the above.

Please see the enclosed plan, Drawing No. 1164/1.1A, indicating revisions to the development layout and slight amendments to the proposed site levels/ contours.

The volume of new flood storage is now around 82.1 m³ compared with the previous storage of 60.2 m³ and existing storage of 79.7m³.

I hope you will find this acceptable and look forward to hearing from you.

Kind regards

Robert Clark Associates Ltd

Enc. Dwg No. 1164/1.1A

cc David Brookwell

Amy Francis
Environment Agency
Saxon House
Little High Street
Worthing
West Sussex
BN11 1DH

Our Ref: 1164/RTFC

Your Ref: SX/2007/101784/02

17 July 2007

Dear Amy

Proposed Development at Westside Supplies, 17-18 Durban Road, Bognor Regis
Flood Risk Assessment

Further to your letter dated 26 June 2007 to Arun District Council concerning the above, we have been engaged to carry out the flood risk assessment required.

Please see the enclosed plan, Drawing No. 1164/1.1, indicating existing levels on the site, together with a layout of the proposed new development. The new development comprises the provision of 17 No. 1-bedroom flats to replace the existing offices/ warehouse.

The site is shown to lie within Flood Zone 3 on the Agency's map and is indicated to be at risk from tidal and fluvial flooding. However, the site lies some 2 kilometres from the coast and the coast protection and sea defences in this area are publicly maintained and are to a good standard. The flood risk to the site is therefore considered to be fluvial, resulting from high flows in the Aldingbourne Rife. The 1 in 100 year flood level for the Rife here is 1.9m AOD.

You will note from the topographic information supplied, that part of the site lies below the level of 1.9m AOD and would thus provide a certain amount of flood water storage during a peak event. The volume of this flood storage has been assessed as 79.7m³. This allows for internal flooding of the building to provide a robust calculation. The site lies 300m from the Rife and is not within the flow path of the river.

The proposed new development includes 17 No. car parking spaces within a landscaped area and this has been located in the low area of the site in order that this can continue to act as flood storage. The detailed design of the car parking has not been finalised but the provisional level information shown, provides flood storage of around 80.2 m³, which is a little in excess of the current provision. The new development will therefore not increase the risk of flooding to other areas.

It is proposed to set the floor level of the new buildings at 2.2m AOD, which is 300mm above the peak water level of 1.9m AOD. The new buildings will therefore not be at risk from flooding internally.

You will note from the plan that the entrance to the buildings is above the level of 1.9m AOD, so that there will be no danger to residents in gaining access or egress as necessary during an extreme event.

It is proposed to drain surface water to the 450mm diameter public surface water sewer in Durban Road or the 225mm diameter sewer in Ash Grove. It is understood that the site currently drains to Ash Grove. Southern Water Services may require the flows to be attenuated to match the current peak discharge rate and this could be accommodated within the car parking area as underground storage if necessary.

There are public foul water sewers in Durban Road and Ash Grove to which this development could drain by gravity.

We look forward to receiving your comments.

Kind regards

Robert Clerk Associates Ltd

Enc. Dwg No. 1164/1.1

cc: David Brookwell