

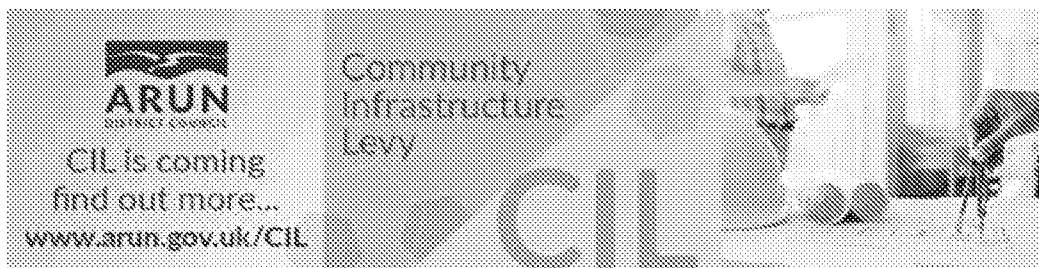
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Save the environment - think before you print.



From: Paul Moisan [REDACTED]
Sent: 24 March 2020 15:04
To: James Cross <James.Cross@arun.gov.uk>
Subject: 5542 L.P UoC BR/352/19/PL & BR/351/19/L - Upper Bognor Road, Bognor Regis
Importance: High

Dear James,

Further to our telephone conversations today, I would respond to the various matters raised as follows:

1. **Prior commencement condition wording** – as set out in your email below is acceptable.
2. **Environment Agency objection**– As discussed, with the tidal defences being under Council control the risk of an undefended flood occurring is extremely low.

Please see attached drawing 5542-113-D2 which provides indicative floor levels for the new building. This clearly reinforces the point made within the existing FRA clause 7.2.6 that the first floor residential accommodation at 6.50m AOD is well above the 0.5% AEP flood level for the year 2115 during an undefended tidal model scenario of 4.53m AOD.

With reference to the existing buildings:

No 65 (Charlotte House) is outside the flood plain

No 67 & 69 are existing residential accommodation in the form of traditional 2-storey houses with first floor accommodation (bedrooms) that are also above 4.53m AOD.

No 71 & 71A are within a listed building that is to be converted from offices back to its original residential use whilst minimising the impact on the listed building.

No 71A is to be converted to a self-contained flat and is at first floor level above 4.53m AOD.

No 71 is to be converted back to residential accommodation from offices. Being on the ground floor it is not above 4.53m AOD and so as per clause 7.2.3 of the FRA needs to be subject to a 'flood resilient' approach.

Flood Resilient Measures

Residents of the proposed development would be invited to sign up to the EA Flood Warning Service to receive alerts.

The requirement for a Flood Emergency Plan to be prepared by the developer could be made a condition of planning consent.

As the site is on the edge of the maximum flood extent, the occupants should have sufficient warning of an anticipated flood to be able to escape by moving slightly to the west.

With regard to the increased risk to No 71, temporary flood barriers could be erected all around this property in the unlikely event of an anticipated undefended tidal flood.

3. **WSCC Objection to access arrangements** – It would appear that WSCC have not fully reviewed or perhaps misunderstood the access appraisal submitted as part of the application as this clearly sets out existing and proposed numbers of vehicle movements and shows that the anticipated number would be less than existing.

There are no proposed physical changes to the access off Upper Bognor Road so the visibility splays are as existing. To the east side of the access road is a listed masonry wall so the potential to improve visibility at the junction is very limited. As demonstrated by the access appraisal, however, this means of access has a

proven history of safe working so with a reduction in vehicle movements this development could only be beneficial in safety terms.

WSCC also seem to have misunderstood how the existing access arrangements off Felpham Way work for the University car park. Access in and out of the University car park already exists off Felpham Way and will continue to operate in the same way after so in short the University are able to provide alternative means of access.

There is not space on the site for larger commercial vehicles such as a refuse lorry to turn. Refuse collection will be undertaken via drive by collection – refuse and bin store locations to be agreed with the LPA by way of discharge of condition, prior to occupation of development.

For smaller commercial and domestic vehicles, there is clearly plenty of space on site to ensure that they can turn and access the public highway in a forward gear as the parking areas have been set out to normal adopted standards. Nevertheless, as confirmation, vehicle tracking will be provided by way of discharge of condition

I trust the above provides you with sufficient information for you to be able to issue the decision notice by the end of the week and so avoid the application of a CIL charge. If, however, you require anything further please come back to me by return as this may require the input of the specialist consultants who prepared the FRA and access appraisal.

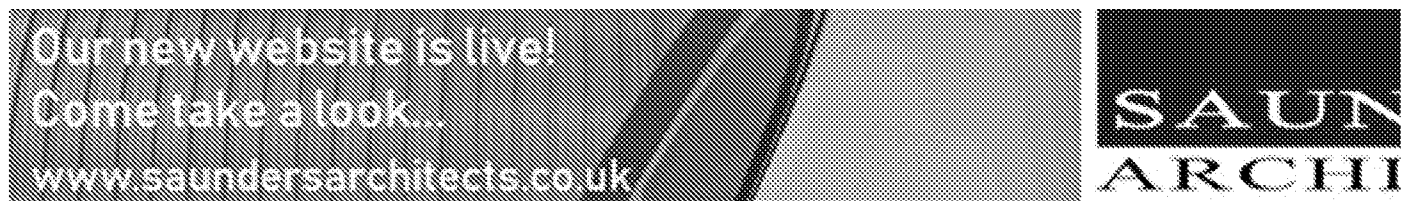
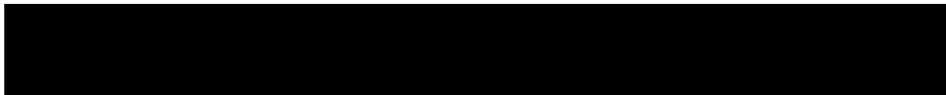
Regards,

Paul Moisan

For and on behalf of

Saunders Architects LLP

Southampton | Coventry



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