

[REDACTED]

From: Adrian Hoy [REDACTED]
Sent: 23 July 2019 08:14
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: West Street Bognor Regis RE: BR/73/19/PL

Dear Simon
Thanks for your assistance with FRA – it remains as I have sent to you.
Kind regards
Adrian

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 22 July 2019 17:14
To: Adrian Hoy [REDACTED]
Subject: FW: West Street Bognor Regis RE: BR/73/19/PL

Dear Adrian,

As stated, I have already sent your FRA to the EA. Do you wish to revise it again based on what our engineer says?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 22 July 2019 15:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: West Street Bognor Regis RE: BR/73/19/PL

Simon,

The methodology for determining the predicted flood level for 2061 is not correct. Flood levels should be requested from the EA.

Interpreting SFRA mapping against topo levels has a rather significant margin for error. The SFRA is quite dated now in flood risk terms, and is based on very coarse LiDAR data to create a digital terrain model to determine flood extents. For example, what the model thinks is 5mAOD could easily be 5.3m AOD in reality, or 4.7mAOD. As a result, extents could be incorrect. I'd always advocate working with predicted levels rather than extents. Therefore, I would be very hesitant about stating the ground raising moves it outside of future FZ3a. The EA are the ones who would confirm this though.

But in terms of conditions, yes I would still require the surface water drainage conditions.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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From: Simon Davis
Sent: 22 July 2019 11:43
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: FW: West Street Bognor Regis RE: BR/73/19/PL

Dear Laura,

We have accepted a revised FRA on this application which outlines measures (extra ground raising) to take the site out of the future Flood Zone 3a (our SFRA indicates that the site will be in 3a by 2061). Can you just advise whether this alters your previous comments which were to impose conditions PCENG2 and the informative INFORMD. I need your response before the 14th August 2019.

Kind Regards

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