

Arun District Council
Planning Policy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2025/126887/01-L01

Your ref: BR/97/25/PL

Date: 15 July 2025

Dear Planning Officer,

**PARTIAL CHANGE OF USE FROM CLASS E TO FORM 35 NO. RESIDENTIAL UNITS (CLASS C3), PARTIAL DEMOLITION OF EXISTING BUILDING, DEVELOPMENT OF NEW RETAIL AND RESIDENTIAL SPACES, MINOR CHANGES TO EXISTING ELEVATIONS, NEW ENTRANCE TO ARCADE FROM BELMONT STREET, SOLAR PANELS AND OTHER MINOR WORKS TO THE EXISTING BUILDING.
THE ARCADE HIGH STREET BOGNOR REGIS**

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

We have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted. 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.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 5021103-RDG-XX-XX-DOC-C-309500 S2) and the following mitigation measures it details:

- There shall be no residential use on the ground floor. Nor shall there be any use that increases the vulnerability classification on the ground floor.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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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

Advice to LPA/applicant

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Provision of and adequacy of a temporary refuge
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

The applicant/occupants should phone Floodline on [REDACTED] to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>.

It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

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

Direct dial [REDACTED]

Cont/d..

Direct e-mail [REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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-----Original Message-----

From: [Redacted]
Sent: 15 July 2025 10:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: BR/97/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
The Arcade High Street Bognor Regis

LPA ref: BR/97/25/PL

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