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Lead Local Flood Authority

Simon Davis
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 24th June 2025

Dear Simon,

RE: BR/97/25/PL – The Arcade, High Street, Bognor Regis

Thank you for your consultation on the above site, received on 3rd June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an application for 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. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

This application had pre-application advice, although it is noted that several points discussed during pre-app have not been adequately addressed.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) & Drainage Strategy. We will review this objection if the issues highlighted below are adequately addressed:

1. The Flood Map for Planning was updated earlier this year. The updated mapping must be used to assess the flood risk for the site.
2. As discussed previously, further details on safe access and egress are required, in particular because the vulnerability of the site is increasing. This should include the following:
 - Evacuation plan showing how residents and users of the site can safely access and exit the building during a design flood (100 year plus 45% climate change allowance) for the lifetime of the development. This should consider flood depths and velocity and consider all sources of flood risk.
 - The evacuation plan should be to areas where there is no flood risk (from fluvial/tidal or surface water).

- Safe access routes should be located above design flood levels and avoid flow paths.
 - Where appropriate, the Flood Hazard rating should be provided.
3. Further evidence of the existing drainage is required:
 - The drainage layout says a survey is needed to find the outfall location for the existing drainage. If it is found that the existing network is connected to a Southern Water sewer, this may need to be discussed with them, to ensure the network has capacity.
 - Details of any existing discharge rate from the existing drainage.
 - Brownfield rates
 4. Details of any flow controls associated with the SuDS Planters.
 5. As it is critical infrastructure, the substation needs to be located outside of an area of food risk (from all sources) or have adequate resilience/mitigation measures when constructed.
 6. It is unclear how the west side of the roof will drain/currently drains.

Yours sincerely,

Eleanor Read

Flood Risk Management Team



Annex

The following documents have been reviewed, which have been submitted to support the application;

Flood Risk Assessment & Drainage Strategy by Ridge and Partners LLP, 21st January 2025, revision P01

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: [REDACTED]

Sent: 25 June 2025 10:34

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response to application BR 97 25 PL The Arcade

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Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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