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From: [REDACTED]

Sent: 07 August 2018 16:09

To: Planning.Responses

Subject: Environment Agency Response to: BR/139/18/OUT

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Rear of 94-100 Hook Lane Bognor Regis PO22 8AT

LPA ref: BR/139/18/OUT

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Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2018/120569/01-L01
Your ref: BR/139/18/OUT
Date: 07 August 2018

Dear Sir/Madam

Outline application with some matters reserved for the demolition of 1 no. Existing dwelling to form access for 6 no. Residential dwellings

Rear of 94-100 Hook Lane, Bognor Regis, PO22 8AT

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to the grant of planning permission and recommend refusal on this basis for the following reasons.

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph 102 of the National Planning Policy Framework which states that for areas at risk of flooding a site-specific flood risk assessment must be undertaken which demonstrates that the development will be safe for its lifetime. It does not comply with paragraph 94 of the National Planning Policy Framework which requires local planning authorities to adopt proactive strategies to adapt to climate change, taking full account of flood risk and coastal change.

The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA:

- Fails to assess the surface water back up from the drainage ditch at the south of the development and fluvial interaction, which it is understood had caused some flooding issue in the past
- Different climate change allowances have been used to assess future flood risk

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.



than those advised in 'Flood risk assessments: climate change allowances', without adequate justification. We would expect you assess the climate change for this development using the new climate change allowances higher central allowance (45%) and upper allowance (105%). We can now provide this information to you. Please contact SSD Enquiries under SSDEnquiries@environment-agency.gov.uk to request an update to the Product 4 information

- More information about the proposed flood compensation is needed. Basic requirements for compensatory floodplain storage are as follows:
- A volume of floodplain equal to or larger than that lost to the proposed development must be created
- The volume must apply at all levels between the lowest point on the site and the design flood level. Normally this is calculated by comparing volumes taken by the development and the volume offered by the compensatory storage for a number of horizontal 'slices' through the range defined above
- The thickness of a vertical slice should typically be 0.2 metres. In the case of large flat sites or very steep sites this may be varied, for example for flat sites to 0.1 or even 0.05 metres. The slice thickness should be set to provide between ten and fifteen slices for such unusual sites.
- Due to the lack of information, it is not clear if it is proposed to use stilts or voids. This is not floodplain compensation, but rather mitigation of risk by design. The use of stilts reduces the impact on the development but does not guarantee that the floodplain will be retained in the same way as a compensation scheme (which is a form of risk substitution).

Overcoming our Objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to Local Planning Authority/Applicant

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Sustainable Places Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Charged advice

Cont/d..

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



cc Counterpoint Properties Ltd