

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

Our ref: HA/2018/120959/01-L01
Your ref: BR/311/18/PL
Date: 07 January 2019

Dear Sir or Madam

ERECTION OF 176 BEDROOM STUDENT ACCOMMODATION BUILDING WITH ASSOCIATED HARD & SOFT LANDSCAPING. THIS APPLICATION MAY AFFECT THE SETTING OF LISTED BUILDINGS, MAY AFFECT THE CHARACTER & APPEARANCE OF THE UPPER BOGNOR ROAD, MEAD LANE CONSERVATION AREA & IS A DEPARTURE FROM THE DEVELOPMENT PLAN.

LAND TO THE EAST OF UNIVERSITY OF CHICHESTER, UPPER BOGNOR ROAD, BOGNOR REGIS, PO21 1HR.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency Position

We **object** to the above application in the absence of an acceptable Flood Risk Assessment (FRA).

The Flood Risk Assessment Addendum provided by AECOM (November 2018) has not taken into account the new fluvial climate change allowances. For more information please visit –

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

An assessment of **45%** and **105%** should be used so as appropriate flood mitigation can be determined.

Overcoming our Objection

The Applicant should revise their FRA and re-submit this to the Local Planning Authority. Please re-consult us when a revised FRA is submitted and we will provide our response within 21 days.

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

[Redacted Signature]

Cont/d..

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us 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.

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 ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn.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.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Suz Greenwood
Sustainable Places Advisor, Environment Agency

