

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

Our ref: HA/2018/120959/02-L01
Your ref: BR/311/18/PL
Date: 17 April 2019

Dear Sir/Madam

AMENDED FRA - 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 consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the AECOM Flood Risk Assessment Addendum submitted with this application are implemented and secured by way of a planning condition on any planning permission.

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- 1. Finished floor levels are set no lower than 2.75m above Ordnance Datum (AOD).***

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in

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

www.gov.uk/environment-agency

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writing, by the local planning authority.

Reason

1. *To reduce the risk of flooding to the proposed development and future occupants.*

Informatives

It is noted that as a result of the proposed development 20m3 of flood compensation will be lost. However on the basis that this a minimal amount we have no objection.

However it should be noted that you cannot provide a flood compensation in an existing flood zone, and compensation must be undertaken in a Flood Zone 1. On the basis that groundwater levels are known to be high at this location, deepening the pond would only result in the pond filling with groundwater, so any additional compensation would not be achievable.

The Environment Agency would recommend as previously discussed with the original FRA consultant that a weedscreen be fitted to the culvert entrance which conveys water under Felpham Way, to prevent large blockages, thus increasing localised flood risk, which is known to have occurred.. Any works in under or over, or within 3 - 5 metres of the watercourse bank edges, a flood defence consent will be required from the Lead Local Flood Authority.

The proposed surface water outfalls into the ordinary watercourse, or any other works in under or over, or within 3 - 5 metres of the watercourse bank edges, again a flood defence consent will be required from the Lead Local Flood Authority. Any Flood evacuation plan for the site needs to be agreed with the local authority Emergency Planning Officer

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



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