

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

Our ref: HA/2020/122028/01-L01
Your ref: BR/351/19/PL
Date: 26 February 2020

Dear Sir/Madam

ERECTION OF 2 NO. LIVE-WORK UNITS; CHANGE OF USE OF EXISTING STUDENT ACCOMMODATION INCLUDING INTERNAL ALTERATIONS TO FORM 2 NO. DWELINGS, 2 NO. NEW WINDOWS, NEW STAIRCASE & REPLACEMENT OF ROOF ON OUTBUILDING; RECONFIGURATION OF EXISTING DWELLINGS, REPLACE EXISTING TIMBERS & ROOF JOISTS ON FIRST FLOOR; CHANGE OF USE FROM MEDICAL CENTRE/OFFICES TO 2 NO. FLATS & WORKSHOP. CREATION OF NEW PRIVATE GARDENS, SEPARATION OF THIS PART OF THE SITE FROM THE WIDER UNIVERSITY CAMPUS, CREATION OF A SHARED LANDSCAPED COURTYARD, CREATION OF AREAS FOR PARKING & STORAGE FOR BINS & CYCLES. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE UPPER BOGNOR ROAD & MEAD LANE CONSERVATION AREA

65 UPPER BOGNOR ROAD (CHARLOTTE HOUSE 71 & 71A UPPER BOGNOR ROAD, 67 & 69 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

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the

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

Confidential

FRA fails to:

- **Provide finished floor levels for the residential accommodation and assessment of these against modelled flood levels (Including climate change)**

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and amended plans which addresses the points highlighted above.

We would recommend that sleeping accommodation is placed at least 300mm above the undefended modelled flood levels (0.5% plus climate change allowances 2115), reducing the risk to occupants for the lifetime of the development.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

If you are minded to grant permission against the Environment Agency's advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

Advice to Applicant

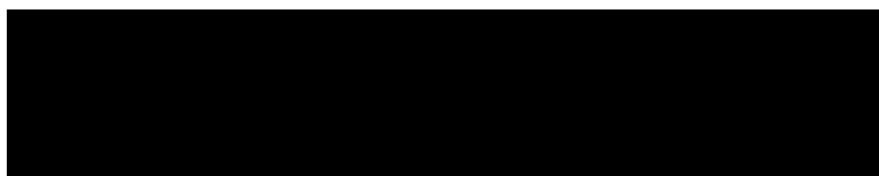
If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

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.

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.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



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