

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

Our ref: HA/2026/127495/01-L01
Your ref: BR/6/26/PL
Date: 03 March 2026

Dear Planning Officer,

RETENTION OF ALTERATIONS TO 3 NO LISTED BUILDINGS, EXTENSION OF A LISTED BUILDING TO CREATE AN OFFICE AND WARDEN'S ACCOMMODATION, ERECTION OF 1 NO NEW BUILDING CONSISTING OF 3 NO FLATS, OFFICES AND WORKSHOPS, CREATION OF NEW PRIVATE GARDENS, SEPARATION OF THIS PART OF THE SITE FROM THE WIDER UNIVERSITY CAMPUS, CREATION OF A SHARED LANDSCAPED COURTYARD, AREAS FOR PARKING, AND STORAGE FOR BINS AND CYCLES. THIS APPLICATION OF LISTED BUILDINGS, AFFECTS THE CHARACTER AND APPEARANCE OF THE UPPER BOGNOR ROAD AND MEAD LANE CONSERVATION AREA AND IS IN CIL ZONE 4 (ZERO RATED) AS FLATS.

67, 69 AND 71 UPPER BOGNOR ROAD BOGNOR REGIS PO21 1HR.

Thank you for 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

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 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

Environment Agency
Teville Gate House 25 (Cafe) Railway Approach, Worthing Central, Worthing, BN11 1UR.

www.gov.uk/environment-agency

Cont/d..

- Use the correct plans for the application
 - Only one building is referenced in the FRA, it should cover all buildings in the application
- Detail any finished floor levels for sleeping accommodation across the three buildings
- Take the impacts of climate change into account
 - Different climate change allowances have been used to assess future flood risk than those advised in '[Flood risk assessments: climate change allowances](#)', without adequate justification. A climate change assessment needs to be undertaken up to the year 2125.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. The application is retrospective. The building plans in the FRA do not appear to reflect what has been built. As such, the FRA should be updated to include the correct plans and should include details on the finished floor levels of the sleeping accommodation across all relevant buildings in the application. A climate change assessment should be included up to the year 2125.

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.

We are aware that your Local Planning Authority (LPA) may currently be subject to the 'presumption in favour of sustainable development'. Given our outstanding objection on flood risk grounds we would like to highlight that in this case, as set out in National Planning Policy Framework (NPPF) footnote 7, the 'presumption in favour of sustainable development' should not apply as our objection provides a clear reason for refusal. If your LPA is not subject to the 'presumption in favour of sustainable development' you can disregard this paragraph. If our objection on flood risk is subsequently withdrawn, you can also disregard this paragraph.

Advice to the Local Planning Authority

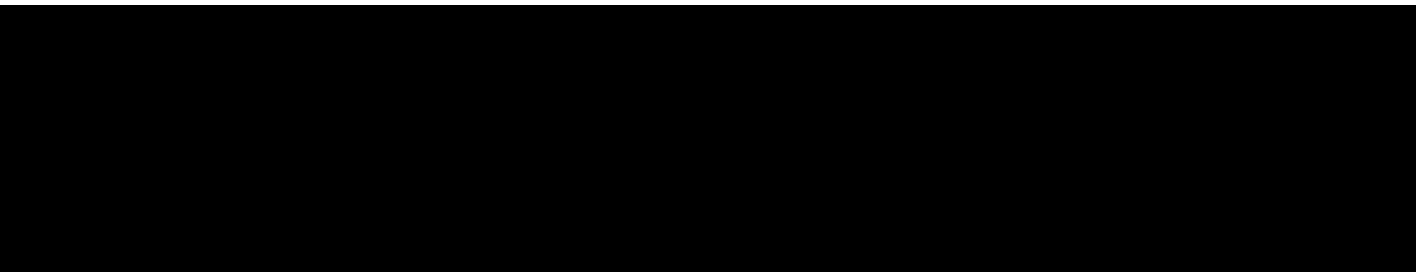
If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely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

In accordance with Paragraph 019 of the 'Determining a planning application' Guidance (Ref. ID: 21b-019-20190315), 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.

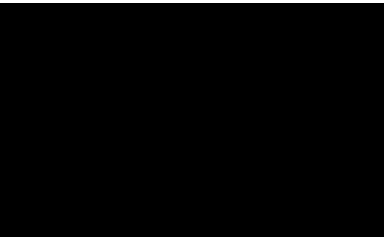
Yours faithfully

Victoria Hindmarsh
Planning Advisor

[Redacted signature block]



PL- Consultation- Environment Agency response



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-----Original Message-----

From: 
Sent: 03 March 2026 14:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: BR/6/26/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
67, 69 and 71 Upper Bognor Road Bognor Regis PO21 1HR

LPA ref: BR/6/26/PL

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