

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

Our ref: HA/2024/125722/01-L01
Your ref: AL/11/24/OUT
Date: 11 March 2024

Dear Planning Officer,

HYBRID APPLICATION CONSISTING OF: 1) OUTLINE PERMISSION FOR ALL MATTERS RESERVED (EXCEPT ACCESS) FOR UP TO 400 NO DWELLINGS AND ASSOCIATED WORKS AND 2) FULL PLANNING PERMISSION FOR ALTERATIONS TO SITE ACCESS OFF WESTERGATE STREET AND THROUGH PINE CLOSE AND EAST-WEST LINK ROAD INCLUDING A BRIDGE OVER THE LIDSEY RIFE. THIS APPLICATION ALSO LIES WITHIN THE PARISH OF BARNHAM, FALLS WITHIN STRATEGIC SITE SD5, CIL ZONE 1 (ZERO RATED), AFFECTS THE SETTING OF LISTED BUILDINGS, AFFECTS THE CHARACTER AND APPEARANCE OF THE EASTERGATE CHURCH LANE CONSERVATION AREA, AFFECTS PUBLIC RIGHTS OF WAY. THIS APPLICATION IS THE SUBJECT OF AN ENVIRONMENTAL STATEMENT LAND EAST OF WESTERGATE WESTERGATE

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

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

Environment Agency Position

In **order to provide a fully informed response** of the flood risk at this site, we will need to **review the cut version of the Environment Agency (EA) model** (referred to as the 'Westergate Model'). The review will be passed to our national Evidence and Risk Team. The model files should be submitted to the LPA and the EA for review. Until this model has been assessed, we cannot properly advise on the flood risk associated with the proposed crossing of the Lidsey Rife.

Notwithstanding the above we will need to see either a clear indication of what floodplain compensation is required as part of the development or evidence that this is not required through a submitted model.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



We are supportive of ensuring that all properties are outside of the climate change (Higher estimate) extent, and of the decision to raise all properties by 0.15m. We are also supportive of placing attenuation basins outside of the 1 in 100 plus climate change scenario. This should be confirmed to the Environment Agency in writing at full application stage.

We would agree that as mentioned, an 8m access to be provided alongside the Lidsey Rife would be welcomed. We would also note that it is likely that any outfalls into the Lidsey Rife would require a Flood Risk Activity Permit, the details of which are included below within this response, as will the rife crossing.

Advice to Applicant

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

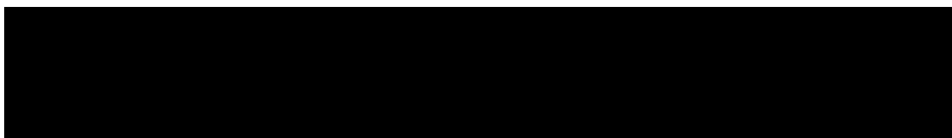
For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on [REDACTED] (Monday to Friday, 8am to 6pm) or by emailing [REDACTED]

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor



From: Nicola Oktay on behalf of Planning.Responses
Sent: 12 March 2024 09:44
To: Planning Scanning
Subject: FW: Environment Agency Response to: AL/11/24/OUT
Attachments: PlanningProposal.rtf

Environment Agency response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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

From: [REDACTED]
Sent: Monday, March 11, 2024 3:30 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: AL/11/24/OUT

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land East of Westergate Westergate

LPA ref: AL/11/24/OUT

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