

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

Our ref: HA/2024/125722/02-L01
Your ref: AL/11/24/OUT
Date: 16 July 2024

Dear Planning Officer,

MODELLING SUBMITTED - 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

The model is currently deemed **not fit for purpose as submitted**. Therefore, it can not be used to properly inform on the flood risk associated with the proposed crossing of the Lidsey Rife. We require the applicant to address the concerns raised by our Evidence and Risk team before we can advise on the proposed development.

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

Yours faithfully

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



Mrs Sophie Brown
Sustainable Places Planning Advisor



From: Nicola Oktay on behalf of Planning.Responses
Sent: 19 July 2024 10:31
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

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

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

From: [REDACTED]
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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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