

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

Our ref: HA/2018/120909/01-L01
Your ref: AL/20/18/OUT
Date: 27 November 2018

Dear Sir/Madam

OUTLINE APPLICATION FOR THE DEMOLITION OF 2 NO. DWELLINGS & ASSOCIATED OUTBUILDINGS & THE ERECTION OF UP TO 27 NO. DWELLINGS, OF WHICH 30% WILL BE AFFORDABLE, WITH ASSOCIATED OPEN SPACE & ACCESS. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN. LAND AT BRIDGE COTTAGE & THE OLD COTTAGE LIDSEY ROAD LIDSEY PO22 9PH

As you are aware we would wish to seek suitable contributions from the above development to a flood risk management scheme in the area to ensure sustainable water management in the catchment.

This letter provides more detail on the justification for a financial contribution of £6,347 from the above development to the delivery of the Aldingbourne Rife Integrated Flood Risk Management plan and works.

Environment Agency Position

The proposed development is located in a catchment which has a very complex flooding mechanism owing to the large groundwater baseflow that feeds into a relatively flat coastal plain which is heavily modified due to urban growth and agriculture. The catchment has been affected by a number of flood events in its history, most recently the major flood event of 2012 which saw property flooding in Bognor Regis and the surrounding settlements through a combination of fluvial, surface water and groundwater flooding.

In response to this flood event of 2012 we initiated the Aldingbourne Rife Integrated Flood Risk Management project with the aim to appraise and recommend options to address fluvial flooding in the Aldingbourne Rife and its tributaries whilst considering the complex interactions with other sources of flooding.

Through a computer model we have successfully demonstrated that flood risk can be reduced across the Aldingbourne catchment. The options have been developed in partnership between ourselves and a wide range of stakeholders including Arun District Council and West Sussex County Council.

The viable option for the catchment will be the combination of a number of projects that

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take a catchment based approach and the multiple benefits include a reduction in flood risk and improvements in water quality and biodiversity.

We have identified a number of flood storage areas that could reduce flood risk for the existing communities and support additional growth within the catchment. Of most relevant for the Barnham-Eastergate-Westergate (BEW) allocation is a flood storage area to the north of Barnham village.

Proposed costs

At this stage the whole life costs of the Barnham storage area, including post development maintenance, are £1,104, 971.

The sum has been calculated based on the modelling completed with a measure of contingency and the figure includes post development maintenance. It is possible that as the scheme progresses to final design the overall figure will change.

To deliver these schemes we are able to apply for Flood Defence Grant in Aid (FDGiA) funding from Government. In order to be eligible for this it is now a requirement to demonstrate an appropriate level of partnership funding for all schemes.

The level of FDGiA capital funding for prospective schemes is allocated consistently on the basis of outcome measures which include the number of households protected, economic damage avoided, and habitat created or enhanced. By entering this information in to a partnership funding calculator we are able to identify the level of partnership contributions required.

Through our calculations for the Barnham Flood Storage area we have identified that the scheme would be eligible for £509,177 of FDGiA funding with the remaining £576,977 to be sought from external contributions.

The above application is seeking to deliver up to 27 of the 2,300 dwellings in the site allocation identified in policy HSP1 of the adopted Arun Local Plan 2018. This represents just over 1% of the overall allocation.

Based on this proportion of the overall allocation we would wish to seek a contribution for this development of **£6,347** (1.1% of their overall partnership contribution needed). The remaining contributions would be sought from the remaining development in the BEW allocation.

The contribution to off-site flood storage will provide greater resilience to the development whilst providing flood risk betterment to existing communities.

Community Infrastructure Levy Regulations

The Community Infrastructure Levy Regulations (2010) (the 'CIL Regs') establish the legal tests that planning obligations must meet.

Under the CIL Regs any planning obligation must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development

Under section 38 of the Planning and Compulsory Purchase Act 2004, the development plan constitutes the basis for deciding whether the development, without such

contribution, would be acceptable in planning terms.

The adopted Arun Local Plan 2011-2031 includes requirements for developers to positively respond to sustainable water management and provide flood risk betterment in the catchment. In doing so there is a recognition that the Council seek contributions to deliver measures identified in key Plans and Strategies.

Specifically these requirements are set out in the following Local Plan policies:

HSP2 – Strategic Site Allocations - parts (l) and (n) set out the need to positively respond to sustainable water management and deliver the necessary infrastructure as set out in the Infrastructure Delivery Plan.

HSP2c - Inland Arun – part (e) identifies the specific need for a comprehensive surface water strategy for the area.

WDM2 – Flood Risk – the policy recognizes the need to deliver sustainability benefit to the wider community in areas at flood risk whilst also setting out that financial contributions may be required to address flood risk as identified in key Plans and Strategies.

INF SP1 – Infrastructure Provision and Implementation.

The Aldingbourne Rife project is specified in the Infrastructure Delivery Plan stating that *“opportunities to deliver innovative opportunities for flood risk management, including the development of flood storage areas, should be encouraged at this site”*.

We have calculated the proposed contribution using a fair method as detailed above and consider it is proportionate to the scale and kind of development.

We consider, therefore, that there is a clear requirement in planning terms for this development to contribute to the off-site flood storage areas under the tests set out in the CIL Regs.

Final comments

This letter establishes the justification for a planning obligation on any permission for this development in the form of a financial contribution towards the provision of off-site flood storage areas.

We look forward to working with you further as the Section 106 agreement is developed.

If you wish to discuss any of the above please do not hesitate to contact me.

Yours sincerely,

Hannah Hyland
Planning Specialist

