

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

Our ref: HA/2015/117160/01-L01
Your ref: AL/58/15/OUT
Date: 30 June 2015

Dear Neil,

OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR THE DEVELOPMENT OF THE SITE TO PROVIDE UP TO 20,453M2 OF B2 GENERAL INDUSTRIAL FLOORSPACE TOGETHER WITH B8 WAREHOUSING & DISTRIBUTION FLOORSPACE OLDLANDS FARM STEYNING WAY BERSTED PO22 9NW

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

Environment Agency Position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition 1

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

To ensure that surface water drainage from the proposed development does not result in a deterioration of groundwater quality. Appropriate pollution prevention measures must be incorporated into any drainage system so that and water discharged from the

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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development(s) is of a very high quality.

Condition 2

No development approved by this planning permission shall take place until such time as a scheme to provide compensatory flood storage has been submitted to, and approved in writing by, the local planning authority. The scheme shall include;

1. *Amendments to the current provision (as set out in the submitted FRA 15/0455/5130) to reflect as far as possible the impact of any changes in modelled levels as a result of updated modelling where available.*

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is required for the following reasons:

1. To prevent flooding by ensuring the satisfactory storage of floodwater from the site.
2. To reduce the risk of flooding to the proposed development and future users.

Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the proposed development and adjacent communities.

Condition 3

No development approved by this planning permission shall take place until such time as a plans showing that sufficient space has been allowed for maintenance of Oldlands Farm Ditch has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is required for the following reasons: To reduce the risk of flooding to the proposed development and future users. Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the proposed development and adjacent communities.

Yours sincerely

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Mrs Sophie Brown
Sustainable Places Planning Advisor

