

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

Our ref: HA/2021/123361/01-L01
Your ref: AL/87/21/PL
Date: 21 July 2021

Dear Sir/Madam

ERECTION OF A WAREHOUSE (USE CLASS B8) WITH ANCILLARY OFFICE, ASSOCIATED VEHICLE PARKING, VAN STORAGE, PLANT, ANCILLARY STRUCTURES, LIGHTING LANDSCAPING AND INFRASTRUCTURE WORKS INCLUDING EARTHWORKS TO FACILITATE FLOOD COMPENSATION AREA. THIS SITE MAY AFFECT LISTED BUILDINGS, MAY AFFECT THE CHARACTER & APPEARANCE OF THE SHRIPNEY CONSERVATION AREA, IS A DEPARTURE FROM THE DEVELOPMENT PLAN, AFFECTS A RIGHT OF WAY & IS IN CIL ZONE SP3 (ZERO RATED) AS OTHER DEVELOPMENT. OLDLANDS FARM NEWLANDS ROAD BOGNOR REGIS PO22 9FJ

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

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning **condition** is included.

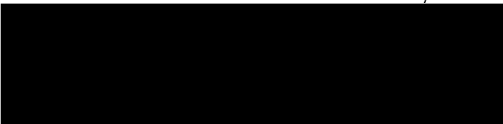
Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 20-1543.06, dated June 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 3.65 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided North of the site as shown in the contour map (Drawing ref. 21023-ASA-XX-XX-DR-A-PL17-(S2-P1))

These mitigation measures shall be fully implemented prior to occupation and

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



subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

Advice to Applicant

Culverting Consent

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the lead local flood authority which in this instance is West Sussex County Council. It is best to discuss proposals for any works with them at an early stage.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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

