

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

Our ref: HA/2019/121089/01-L01
Your ref: A/146/18/PL
Date: 26 February 2019

Dear Sir/Madam

CONSTRUCTION OF NEW SEMI-DETACHED DWELLING EXTENDING EXISTING TERRACE OF COTTAGES.

LAND ADJACENT TO 4 GLADSTONE COTTAGES WATER LANE ANGMERING BN16 4EL

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

According to Environment Agency flood maps and records the proposed development is shown to be within a Flood Zone 3a (high risk) and as the site address suggests there is long history of flooding and drainage issues within the immediate vicinity.

Furthermore we are aware that flooding affecting no.4 Gladstone Cottages and a level of 6.21mAOD from the 1980 flood event was recorded.

The main cause of flooding is surcharging from the culverts, which overtops and runs along the route of Water Lane. Flooding is also exacerbated by traffic driving through floodwater which sends a bow wave into the adjoining properties.

Based on the information provided within Ambiantal Consultants Flood Risk Assessment (FRA) we **object** to the proposal as the current FRA is inadequate for the following reasons:

The FRA makes reference to the installation of a flood barrier. No information has been provided as to where this is to be located, and whether it may ultimately deflect flood water to third parties.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line [REDACTED]
www.gov.uk/environment-agency

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The FRA (which we note was written in 2016) often makes reference to climate change allowances, but apart from Page 11 which indicates a figure of 20%, the revised climate change figures for fluvial flows is now 45%. Therefore flood depths and levels will need to be reassessed.

Advice to Local Planning Authority and Applicant

It should be noted that whilst debris blockages at the weedscreen have been a major contributory factor with regards to flooding, it is understood the combined capacities of the two culverts equate to a 1 in 50 year design which is therefore considerably below the required standard, of flood protection.

Whilst we acknowledge that the upgraded weedscreen and on site camera has increased the ability to remove blockages, there is far too much reliance within the FRA on the Environment Agency clearing weedscreen blockages, in a timely fashion to prevent potential flooding. During an intense/prolonged rainfall event a blockage can occur at any time. There may well be an occasion(s) where the Environment Agency are unable to attend site in time, and issues of safety may have influences, as to whether actions can be taken.

As flooding in terms of duration is often brief, and given the size, the benefits of the flood compensation area, are unlikely to be of a little benefit.

We are currently examining upstream flood storage areas which will limit flow from the upstream catchment, and reduce flow reaching the known pinch points. Whilst this will reduce flooding from this source it will not eliminate surface water run off from Dappers Lane and Weavers Hill which discharges at the twin culvert point of entry.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

