

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

Our ref: HA/2020/122724/01-L01
Your ref: A/179/20/RES
Date: 01 December 2020

Dear Sir/Madam

APPROVAL OF RESERVED MATTERS (APPEARANCE, LAYOUT & SCALE OF ACCESS ONLY) FOLLOWING A/99/17/OUT FOR A CULVERT & ASSOCIATED ACCESS OVER THE BLACK DITCH PROVIDING ACCESS TO THE APPROVED DEVELOPMENT. THIS APPLICATION MAY AFFECT THE SETTING OF A LISTED BUILDING & FALLS WITHIN STRATEGIC SITE SD9, CIL ZONE 1 (ZERO RATED).

LAND SOUTH OF WATER LANE, ANGMERING

Thank you for consulting the Environment Agency on the above application.

Environment Agency Position

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk and we would object to the application.

Condition

The development hereby permitted must not be commenced until such time as a scheme to establish who will manage and maintain the flood relief structures associated with this development 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 scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

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Reason(s)

To ensure the structural integrity of the flood defences and thereby reducing the risk of flooding and to reduce the risk of flooding to the proposed development and future users.

Advice to Local Planning Authority/Applicant

The Environment Agency have been working in conjunction with the Lead Local Flood Authority, West Sussex County Council, Barratt David Wilson and their consultants Stantec with regards to incorporating a flood alleviation scheme as part of the proposed development.

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre (Monday to Friday, 8am to 6pm) or by emailing [REDACTED]

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

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