

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

Our ref: HA/2021/123023/02-L01
Your ref: A/26/21/RES
Date: 24 August 2021

Dear Sir/Madam

VARIOUS SUBSTITUTE PLANS AND DOCUMENTS - APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE CONSENT A/44/17/OUT FOR APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR THE DEMOLITION OF EXISTING BUILDINGS ON SITE & ERECTION OF A MIXED USE DEVELOPMENT COMPRISING OF 90 NO. RESIDENTIAL DWELLINGS & A CARE HOME & ANCILLARY FACILITIES INCLUDING RAILWAY CROSSING TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING & LANDSCAPING. THIS APPLICATION ALSO LIES WITHIN THE PARISHES OF RUSTINGTON & LITTLEHAMPTON

LAND WEST OF BROOK LANE AND SOUTH OF A259 ANGMERING BN16 3JL

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

Environment Agency Position

We have reviewed the application and have **no objections** to the proposals as submitted. Our previously requested condition still stands (reference HA/2017/119261/03-L01 dated 30 May 2017).

Advice to Local Planning Authority/Applicant

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

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

Cont/d..

- 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 on [REDACTED] (Monday to Friday, 8am to 6pm) or by emailing [REDACTED] agency.gov.uk

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

[REDACTED]