

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

Our ref: HA/2017/119261/01-L01
Your ref: A/44/17/OUT
Date: 11 April 2017

Dear Sir/Madam

OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR DEMOLITION OF EXISTING BUILDINGS ON SITE AND THE ERECTION OF A MIXED USE DEVELOPMENT COMPRISING 90NO. RESIDENTIAL UNITS AND A CARE HOME (USE CLASS C2 AND C3) & ANCILLARY FACILITIES, INCLUDING RAILWAY CROSSING, TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING & LANDSCAPING.

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

Thank you for your consultation regarding the above which was received on 24 March 2017.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment (March 2017) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (March 2017) and the following mitigation measures detailed within the FRA:

- Provision of compensatory flood storage as detailed in Section 4.2.14 and Appendix E of the FRA.
- Finished floor levels are set no lower than 0.3m above the 1 in 1000 year flood (1.85m AOD + 0.3m = 2.15m AOD).
- Provision of flood resilience measures as detailed in Section 4.2.18 of the FRA.

The mitigation measures shall be fully implemented prior to occupation and

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Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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subsequently 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.

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

Advice to applicant

As mentioned in the submitted Flood Risk Assessment (FRA) (March 2017) the proposed development site is partially situated in fluvial Flood Zone 2 (medium risk) and 3 (high risk). According to our latest modelling information and in absence of the design flood level (which for fluvial flood risk is the 1 in 100 year flood) taking into account the new allowances for climate change (45% increase in river flow) we are satisfied that you use the 1 in 1000 year flood, which for this site is 1.85m above Ordnance Datum (AOD).

We note that no details have been provided on blockage scenarios of existing on site crossings and culverts, in particular where the streams pass under the A259. At the full application stage we would expect that a detailed FRA is submitted which includes a 50% blockage for calculation purposes supported with maps superimposed over the revised flood mapping to reflect the impact of a blockage scenario on the proposed development.

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) as the applicant wants to carry out work in, under, over or near a main river and in the flood plain of a main river.

There are a number of elements of work which will require an Environmental Permit, such as the proposed new bridges, upgrading of existing bridges, resurfacing of existing right of way, proposed trees/planting and any other permanent or temporary works in under, over or within 8m of a Main River. For further information please visit:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

For any further advice, please contact your local Environment Agency PSO Team at PSOWestSussex@environment-agency.gov.uk

Advice to LPA

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Should you have any further queries please do not hesitate to contact me on the number below.

Yours faithfully

Mrs Charlotte Lines
Senior Planning Advisor



cc DWD LLP

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