

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

Our ref: HA/2017/119481/01-L01
Your ref: A/99/17/OUT
Date: 21 June 2017

Dear Sir/Madam

OUTLINE APPLICATION WITH SOME MATTERS RESERVED (ACCESS ONLY) FOR DEVELOPMENT UP TO 175NO. RESIDENTIAL DWELLINGS, PUBLIC OPEN SPACE, PLAY AREAS WITH ASSOCIATED INFRASTRUCTURE INCLUDING ROADS, DRAINAGE & LANDSCAPING. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF ANGMERING CONSERVATION AREA & THE SETTING OF LISTED BUILDINGS. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN LAND SOUTH OF WATER LANE, ANGMERING

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

Environment Agency Position

We consider that outline planning permission could be granted to the proposed development if the following planning condition is included as set out below.

Condition

No development approved by this planning permission shall take place until such time as a detailed Flood Risk Assessment and surface water drainage strategy 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 timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

According to the Environment Agency Flood Map for Planning the proposed development is almost entirely within Flood Zone 1, apart from the most northerly part of the site where a very small section lies within Flood Zone 3.

Whilst it is noted that all residential development is to be within Flood Zone 1 the FRA

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will need to look at the potential impacts of culvert blockages upstream and downstream, and how they might impact the development site, in terms of flood depths and flow route. The new climate change allowances (45%) as highlighted within the FRA, will need to be added to peak flows.

Additionally the proposed access route off Water Lane, adjacent Avenals Farm, will cross the Black Ditch, a classified 'main river' under the jurisdiction of the Environment Agency. Where any works in under or over the Black Ditch, or within 8metres from the watercourse bank edges, is proposed, an application for an Environment Permit (EPR) will be required.

In terms of any access road structure we will be looking for a clear span crossing. Again as part of the FRA it will need to be demonstrated whether the access route will result in any flood plain storage loss, and whether flood compensation will be needed. Due to the flood risk downstream in Angmering we would request as part of the proposal that additional compensation areas can be provided.

An EPR will also be needed if an outfall will be required from the attenuation areas into the Black Ditch.

Advice to LPA/Applicant

Other than the above observations, the main issues on the site relates to surface water run-off. The acceptability of the proposal will be determined by the Lead Local Flood Authority (LLFA). We note that initial comments have been made by the LLFA Drainage Engineer, where matters relating to greenfield run off, infiltration containment within the site, SUDS design, infiltration testing etc have been highlighted, and that further detailed investigation is required.

The community of Angmering, downstream of this development is at risk of flooding from the Black Ditch. A significant contributor to flood flows is runoff from this site. A well designed SUDs scheme that significantly reduces runoff rates to the Black Ditch provides the opportunity to help reduce runoff to the Black Ditch and reduce flooding to the village.

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

Yours faithfully

Hannah Hyland
Planning Specialist, Environment Agency

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