

From: Claire Potts
Sent: 08 November 2018 16:25
To: Planning.Responses
Subject: FW: S106 Funding - Land South of Water Lane

Please can the attached consultee response be uploaded to the file

Thanks

Claire

Claire Potts BSc MSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: [REDACTED]
Sent: 08 November 2018 16:20
To: Claire Potts
Cc: Elaine Munns; Laura Floodgate; Caroline West; Deborah Urquhart; Kevin Macknay; Paul Cann
Subject: S106 Funding - Land South of Water Lane

Claire,

Please find attached the S106 letter with respect to Land South of Water Lane. Please contact me if you have any queries.

Kind regards

Ray Drabble
Flood Risk Engineer (Sustainable Drainage)
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

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Location: Western Area Office, Drayton Lane, Nr. Chichester, West Sussex. PO20 2AJ.

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

8 November 2018

Dear Claire

Outline application with some matters reserved (Access only) for development up to 175 No. 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.

References:

- A. Angmering Advisory Group Meeting: 5 July 2018.
- B. WSCC LLFA letter to Jamie Fielding (EA) dated 16 July 2018 copied to ADC.

Introduction

1. As you are aware, WSCC Lead Local Flood Authority (LLFA) is a partner with the EA in the Angmering Flood Risk Management Project that is seeking to address flooding from surface water run-off that has caused extensive damage for the community over recent years, notably during 2012-13. The LLFA, supported by the EA, now wishes to secure a partnership contribution from the above development in order to deliver sustainable water management for the Black ditch catchment through Angmering.
2. This letter sets out the justification for a contribution of £13,650 in relation to the Land South of Water Lane development and will be similarly seeking a contribution of £54,600 in relation to the Land North of Water Lane development.

Background

3. Ray Drabble from the LLFA attended the most recent Angmering Advisory Meeting in July (Reference A) at which ADC staff reiterated the urgency of formulating a viable flood attenuation scheme if the opportunity were not to be missed to secure an S106 contribution from the Water Lane North and Water Lane South developments.
4. The LLFA formally wrote to the EA, copying ADC (Reference B) stressing the importance of timely progress with a scheme in order to *benefit from developer contributions for what is a strategic flood risk management scheme, identified within the West Sussex County Council Strategic Infrastructure Plan.*

5. The EAs standard protocols for responding to planning applications has meant that staff have not commented on the Land South or Water Lane or Land North of Water Lane developments as the developments are outside of Flood Zones 2 and 3 and any flood risk relates to surface water issues. However, the EA has confirmed that it **fully supports an application by the LLFA to secure developer contributions from these developments towards the Angmering Flood Risk Management Scheme.** The details of this scheme are set out below.

Status of the Scheme

6. The EA initiated investigation on the Angmering Flood Alleviation Scheme in 2017.
7. On 2 July 2018, the LLFA met with the EA and a way forward was agreed to expedite the identification of delivery options (Reference B).
8. On 8 July, the LLFA attended an Options meeting resulting in the identification of 3 delivery options. The impacts of these potential measures on downstream flood risk are currently being modelled and results are expected later this month. All the options under consideration relate to attenuation measures in the upstream part of the Black ditch catchment into which run-off from the Land South of Water Lane and Land North of Water Lane developments contribute.
9. At this stage the whole life costs of the Angmering Flood Alleviation Scheme, including post development maintenance, are £1,368,000. It is possible that as the scheme progresses to final design the overall figure will change.
10. To deliver these schemes and application for Flood Defence Grant in Aid (FDGIA) funding will be made from Government. Eligibility for FDGIA is now predicated on demonstration of an appropriate level of partnership funding for all schemes.
11. The level of FDGIA capital funding for prospective schemes is allocated consistently on the basis of outcome measures which include the number of households protected, economic damage avoided, and habitat created or enhanced. Through submitting this information in to a partnership funding calculator the EA has identified that the scheme would be eligible for £743,668 of FDGIA funding with the remaining £624,332 to be sought from external contributions.

Basis for Contribution being Sought

12. Policy HSP1 of the Arun Local Plan lists a housing delivery requirement of 800 new homes over the Local Plan period for Angmering North (SD9) representing an increase of approximately 10% of the current Angmering population of ~8000. Based upon this, a contribution of £62,400 is considered appropriate from proposed new development (£78 per new home delivered) to provide flood alleviation measures without which the risk from surface water flooding would increase given the capacity issues associated with the existing historic drainage infrastructure.
13. Based upon this, a contribution of £13,650 is sought from proposed new development at Land South of Water Lane, Angmering. A further £54,600 will be sought in respect of proposed new development at Land North of Water Lane.
14. The remaining contributions would be sought from other sources.
15. Whilst the proposed development will need to demonstrate that the individual properties are safe from flood risk for their lifetime and will not increase risk to third parties, the contribution to off-site flood attenuation will provide much needed flood risk betterment for the whole community.

Conclusions

16. Angmering currently continues to be at significant risk of surface water flooding related to capacity issues in existing drainage. The need for further investment has been highlighted by the inclusion of a line item in the West Sussex County Council Strategic Infrastructure Plan.
17. The EA's Flood Risk Management Project begun in 2017 has now short-listed viable delivery options and estimated lifetime costs for an overall scheme.
18. A contribution of £78 per new home in SD9 is justified to deliver a flood alleviation scheme that will free up capacity for the proposed new development within the community.
19. A contribution of £13,650 is, therefore, sought from proposed new development at Land South of Water Lane, Angmering.



Kevin Macknay
Flood Risk Management – Team Leader