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From: [REDACTED]
Sent: 31 August 2017 11:33
To: Planning.Responses
Subject: Environment Agency Response to: BE/102/17/OUT

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Salt Box Field, Land Off Rowan Way, Bersted, PO22 9NW

LPA ref: BE/102/17/OUT

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

Our ref: HA/2017/119713/01-L01
Your ref: BE/102/17/OUT
Date: 31 August 2017

Dear Sir/Madam

HYBRID APPLICATION COMPRISING OUTLINE APPLICATION FOR DEVELOPMENT OF EMPLOYMENT UNITS, WAREHOUSE, HOTEL, 2NO. DRIVE-THRU UNITS, PUBLIC HOUSE, GYM PLUS ENGINEERING WORKS, LANDSCAPING & ASSOCIATED WORKS. FULL APPLICATION FOR A WAREHOUSE (CLASS B8), FUEL ISLAND, CAR PARKING, ACCESS ROADS WITH NEW ENTRANCE FROM SHRIPNEY ROAD PLUS ENGINEERING WORKS, OPEN SPACE, LANDSCAPING & ASSOCIATED WORKS. DEPARTURE FROM THE DEVELOPMENT PLAN.

SALT BOX FIELD, LAND OFF ROWAN WAY, BERSTED, PO22 9NW

We have no objection in principle to the proposed commercial development, which is located almost entirely in Flood Zone 1 (Low Flood Risk).

It has to be noted that the South West Sussex IDB in this area has been dissolved and all ordinary watercourses are now under the local authority's jurisdiction on behalf of West Sussex County Council as the Lead Local Flood Authority. Therefore any works in, over or under, or within 5 metres from any ordinary watercourses will need a land drainage consent from the local authority.

In addition to any other permission(s), 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) in order to carry out work in, under, over or near the main river Shripney Manor Ditch.

There are a number of elements of work which will require an Environmental Permit, such as new bridges, upgrading of existing bridges, resurfacing of existing right of way, outfalls, trees/planting and any other permanent or temporary works in, under, over or within 8 metres of the main river. For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.

[Redacted signature block]

Confidential

For any further advice, please contact your local Environment Agency FRA Permitting Office at [REDACTED]

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

[REDACTED]