

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

Our ref: HA/2019/120999/03-L01
Your ref: BE/135/18/PL
Date: 11 July 2019

Dear Sir or Madam,

**FURTHER INFORMATION - ADDITIONAL RESPONSE HYBRID APPLICATION
COMPRISING OF OUTLINE APPLICATION FOR THE PRINCIPLE OF
EMPLOYMENT USES B1-B8.**

**FULL APPLICATION FOR CLASS B8 WAREHOUSE WITH FUEL ISLAND & CAR
PARKING (UNIT 2), 2 NO. CLASS B1/B8 EMPLOYMENT UNITS WITH ASSOCIATED
PARKING & SERVICING (UNITS 6 & 7), CLASS A1 RETAIL FOOD STORE WITH
CAR PARKING & SERVICING (UNIT 9), 2 NO. DRIVE THRU UNITS WITH CAR
PARKING & SERVICING (UNITS 4 & 5), CAR SHOWROOM, WORKSHOPS
(INCLUDING MOT TESTING), VEHICLE STORAGE, EXTENRNAL DISPLAY AREAS,
SERVICE AREAS & PARKING (UNIT 8) TOGETHER WITH ACCESS ROADS,
ASSOCIATED GROUND & ENGINEERING WORKS, LANDSCAPING & ANCILLARY
WORKS. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF
THE SHRIPNEY CONSERVATION AREA & A PUBLIC RIGHT OF WAY.**

SALT BOX FIELD, LAND OFF ROWAN WAY, BOGNOR REGIS.

Thank you for consulting the Environment Agency on the above application following the submission of additional information.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency Position

We **object** to the proposed development due to concerns regarding impact on flood risk.

Drawing 'SBX KSA Z0 XX DR C 6900' clearly shows the 1% AEP (45% CC) contour based on the level on 1.85 mAOD and the section of the site to be used for flood compensation. However, we still require further information before we can remove our objection. Please refer to the paragraph below entitled 'Overcoming our objection' for details of the further information required.

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

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Overcoming our objection

To overcome our objection, the Applicant should submit further information covering the points below:

- Provide clear maps showing how Flood Zones 2 (2.1 mAOD) and 3 (1.35 mAOD) are likely to change as a result of the development.
- Amend FRA document to show modelled flood levels; 1% AEP – 1.35mAOD, 0.1% AEP – 2.1mAOD, 1% AEP(45%CC) – 1.85mAOD.
- Provide level for level calculations and drawings that show the expected loss of flood volume up to the 1% AEP 45% flood level (1.85mAOD).
- Provide detailed drawing showing the location and details of the offset compensatory area. This must be above the level of 1.85 mAOD while being hydraulically linked so that the area is would fill in a flood event.
- Provide evidence to show that any flood compensation areas will not drop below recorded ground water levels.

If the above cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Advice to the Applicant

Under the terms of the Water Resources Act 1991, and our Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of Shripney Manor Ditch, designated as a 'main river'.

The Applicant is advised to contact the National Customer Contact Centre in this regard

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Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information relating to this application ref: BE/135/18/PL .

Yours faithfully,

Miss Suz Greenwood
Planning Advisor, Environment Agency

