

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

Our ref: HA/2022/123981/01-L01
Your ref: BN/11/22/OUT
Date: 28 March 2022

Dear Sir/Madam

OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR THE A29 REALIGNMENT) FOR THE DEMOLITION OF EXISTING STRUCTURES AND MIXED USE DEVELOPMENT TO PROVIDE RESIDENTIAL DWELLINGS (USE CLASS C3), CARE HOME/SENIOR LIVING ACCOMMODATION (USE CLASS E/F2/SUI GENERIS), A PRIMARY SCHOOL PLUS OPEN SPACE, LANDSCAPING, DRAINAGE AND ALL OTHER ASSOCIATED ANCILLARY WORKS; AND REALIGNMENT OF THE A29 AND EARLY CONNECTION TO EXISTING A29 INCLUDING CONSTRUCTION OF A NEW ROAD CARRIAGEWAY, JUNCTIONS AND ASSOCIATED INFRASTRUCTURE. THIS APPLICATION ALSO LIES WITHIN THE PARISH OF ALDINGBOURNE, AFFECTS THE SETTING OF LISTED BUILDINGS, AFFECTS THE CHARACTER & APPEARANCE OF THE EASTERGATE CHURCH LANE CONSERVATION AREA AND AFFECTS A PUBLIC RIGHT OF WAY. THIS APPLICATION IS THE SUBJECT OF AN ENVIRONMENTAL STATEMENT.

BARNHAM, EASTERGATE, WESTERGATE BEW PARCEL SC1 BARNHAM

Thank you for consulting the Environment Agency on the above application.

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

Environment Agency Position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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assess the flood risks posed by the development. In particular, the FRA fails to:

- Take the impacts of Climate Change into account

In order to assess this proposal, we would need to see reference to the latest Climate Change allowances (Flood risk assessments: climate change allowances) and their potential impact on the 200m multi-span Lidsey Rife Bridge option at multiple points.

- Outline Floodplain Compensation related to the Lidsey Rife Bridge

Floodplain compensation should fully mitigate any loss of storage. Any design should include drawings and calculations demonstrating that any loss is fully mitigated on a level for level basis. Compensation areas should be located outside the design flood extent and any flood risk impacts presented. Drawings and calculations should be signed off by the Environment Agency.

On top of these above concerns, we would expect that the approaching embankments as part of the 200m multi-span Lidsey Rife Bridge would be **located outside of FZ2/3** and would appreciate clarification on this point, if this is not possible adequate flood plain compensation should be provided.

Hydraulic modelling should be undertaken to demonstrate that the river crossing and road embankments will not increase flood risk elsewhere. The EA will need to review the modelling information before the FRA can be accepted, and this can take up to 8 weeks.

We would also note that the attenuation basin that is located in the southeast of the main site is on the border of Flood Zone 2. Resultantly, **we would recommend that this be moved out of the Flood Zone to ensure no risk** to the surface water attenuation. All surface water attenuation areas should be outside the design flood extent and drainage details signed off by the Lead Local Flood Authority.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and amended plans which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Additional comments

We would note that it is important to ensure access to this watercourse for maintenance and emergency purposes. As such, we would recommend liaising with the local landowner to ensure that this is possible, and include this in the bridge design

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

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