

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

Our ref: HA/2022/123981/03-L01

Your ref: BN/11/22/OUT

Date: 20 July 2023

Dear Planning Team,

AMENDED MODEL REVIEW- 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 the consulting the Environment Agency on the above application.

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

Environment Agency position

Since our last response the modelling produced by the applicant to support the FRA has since been signed off by the Environment Agency. However, we still need to see the modelling outputs in GIS format to compare the pre and post-development flood levels based on the final signed off model.

As stated in our previous objection, floodplain compensation should fully mitigate any loss of storage. Any design should include drawings and calculations demonstrating that

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

www.gov.uk/environment-agency

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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 must be signed off by the Environment Agency. The applicant should supply these details prior to our next response.

We note that the applicant has argued that the approaching embankments as part of the Lidsey Rife Bridge cannot be located outside of FZ2/3. We have not seen enough evidence to justify how this design will avoid an increase in flood risk, particularly when noting that the applicant has argued that there is no requirement for flood plain compensation. The proposed alignment of the road has no impact on the requirements of the applicant to prevent an increase of flood risk. As mentioned above, we will need to see the modelling outputs which show the impact of the development on flood levels.

We would again highlight our preference for the 200m multi-span option from a flood risk perspective but would note that this would also require flood plain compensation for the bridge piers. This would need to be evidenced and we would again expect the applicant to review the risk.

We note that the applicant has stated that the exact position of the attenuation basin will be determined at a later date. Whilst we maintain that we would recommend that this be moved out of the Flood Zone to ensure no risk to the surface water attenuation, we acknowledge that this can be determined at an appropriate time in the future.

To overcome our outstanding 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.

Advice to Applicant

We would reiterate that it is important to ensure access to this watercourse for maintenance and emergency purposes. As such, we would recommend liaising with the Environment Agency and the local landowner to ensure that this is possible, and include this in the bridge design. The proposed work will also require a Flood Risk Activity Permit.

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

