

Appendix E

CORRESPONDENCE WITH EA

Bomba, Gosia

From: Brown, Sophie <[REDACTED]>
Sent: 06 May 2016 12:15
To: Bomba, Gosia
Subject: RE: Proposed Development Yapton Road Barnham PO22 0AY, EA ref: HA/2013/114610/01-L01

Dear Gosia,

Thank you for your email.

It appears that the site to which you refer falls within a flood zone 1. Amendments to the Development Management Procedure Order (DMPO) came into effect on 15th April 2015. As a result we are no longer a statutory consultee on 'development of land over 1 hectare' (Para 21 of DMPO 2010, Schedule 5) and will therefore not be commenting on the surface water aspects of this proposal. For any enquiries relating to surface water I would suggest you contact West Sussex County Council as the Lead Local Flood Authority.

Please be aware that the Environment Agency has updated their guidance on how climate change could affect flood risk to new development. The update is based on new scientific evidence. The main changes are to the peak river flow allowances. They are now provided for each river basin district rather than a single national allowance. A range of allowances are provided based on different probabilities for each epoch, rather than a single allowance for each epoch and the allowances for the upper end of the range are significantly higher than previous single national allowance. 'Flood risk assessments: climate change allowances' (<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>) was published on gov.uk on 19th Feb and the guidance published within has come into immediate effect. Please use and reference this updated information where relevant.

Many thanks,

Sophie

Sophie Brown | Planning Advisor | Sustainable Places | Solent and South Downs Area | Environment Planning and Engagement
Environment Agency | Guildbourne House | Chatsworth Road | Worthing | BN11 1LD
[REDACTED]
[REDACTED]

We offer a cost recovery service for bespoke pre-application advice. For more information go to: gov.uk or email.us

From: Bomba, Gosia [mailto:[REDACTED]]
Sent: 21 April 2016 16:15
To: PlanningSSD
Cc: Isnenghi, Enrico
Subject: Proposed Development Yapton Road Barnham PO22 0AY, EA ref: HA/2013/114610/01-L01

Dear Sir/Madam,

Surface Water Drainage Enquiry – Proposed Development Yapton Road Barnham PO22 0AY

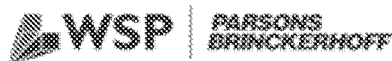
We write on behalf of our Client with regards to a proposed development of Yapton Road, Barnham, where we have been appointed to undertake a Flood Risk Assessment for a new masterplan. Please find attached a location plan indicating the development site, for clarity.

Back in 2013 an enquiry has been made to the Environmental Agency for the above site, please refer to the attached correspondence letter. We would appreciate confirmation, whenever since then there has been any new sources or evidence of flooding. Also, we would welcome your comments on any issues or concerns you may have involving this site.

To minimize vulnerability and to provide resilience to flooding, we will be making an allowance for climate change, therefore if you have any comments with regards to the new climate change regulations, please advise.

We would appreciate an early response, therefore if you require any further information regarding the site to assist with our queries, please do not hesitate to contact me.

Gosia Bomba
Senior Engineer



WSP House, 70 Chancery Lane, London, WC2A 1AF
[REDACTED]

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Mr Gurdeep Bansal
WSP UK
70 Chancery Lane
London
WC2A 1AF

Our ref: HA/2013/114610/01-L01
Your ref: Barnham
Date: 29 August 2013

Dear Mr Bansal

SURFACE WATER DRAINAGE ENQUIRY -PROPSOED DEVELOPMENT YAPTON ROAD BARNHAM PO22 0AY

Thank you for your recent enquiry regarding the above proposed development.

The drainage network immediately south and east of the proposed site falls outside of the Internal Drainage District and therefore responsibility for regulating activity on these watercourses falls to the LLFA, West Sussex County Council. I would also suggest contacting Arun District Council as they may have a greater knowledge of the local system. If it is proven that the site connects to the existing drainage network and the LLFA/LA is satisfied that this is suitable then we are not likely to have any objections providing runoff is attenuated on site to the current undeveloped runoff rate. Due especially high ground water levels in this area soakaways are not considered to be an appropriate solution.

Yapton Road suffered surface water flooding along the northern boundary of the proposed site in 1987. We have no records of fluvial flooding in this location. However I would recommend contacting Arun District Council for a more comprehensive flood history check.

Please note that the view expressed in this letter by the Environment Agency is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

I hope the above is helpful however if you have any queries or require further information please contact me.

Yours sincerely

Catherine McLeod
Sustainable Places Planning Advisor

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

www.environmental.gov.uk

Cont/d..

Environment Agency



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