

Mr Robert Barker
Stolon Studio
Willow House (Unit G) Dragonfly Place
London
Lewisham
SE4 2FJ

Our ref: HA/2019/121840/02-L01
Your ref: ENVPAC/1/SSD/00090
Date: 09 July 2020

Dear Robert

**FRA SUBMITTED: PROPOSED DEVELOPMENT OF CIRCA. 115 RESIDENTIAL UNITS, 300-400 SQM COMMERCIAL/LEISURE USE AND LEISURE MOORINGS ALONG THE RIVER.
HAMPTON QUAY, LITTLEHAMPTON, WEST SUSSEX BN17 5RA.**

Thank you for your consultation on the draft Flood Risk Assessment for the above development.

We are providing this advice under Agreement No. ENVPAC/1/SSD/00090. We have reviewed the following documents:

- Flood Risk Assessment reference 4732 dated 10/06/2020

Please note we have taken 3 hours, including project management, to review and provide our advice on this document. The total will be £300 plus VAT which is payable on receipt of our invoice.

Environment Agency Advice

We have reviewed the submitted information in relation to the proposed development and have the following detailed comments.

Finished Floor Levels

We are pleased to see that finished floor levels of the main residential development will be set to 5.60m AOD, and all sleeping accommodations will be above the 0.5% AEP 2115.

Residential Moorings

We welcome the decision to abandon the proposal for residential moorings.

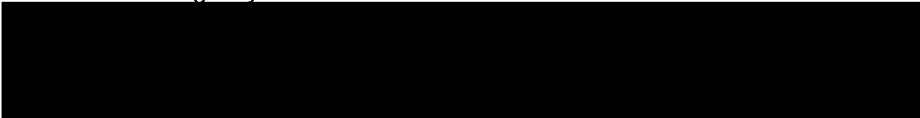
Culverting

We support the clear span bridge proposal over the Wick Farm Ditch ('Main River'). The clear span bridge will have to be adequately designed to ensure flood risk is not increased, which should be demonstrated in the Flood Risk Assessment (FRA).

Voids

We are pleased to see that voids are not proposed as part of the development.

Environment Agency



Fluvial Flood Risk

Section 5.18 of the FRA states that the current fluvial climate change allowance is 70% increase in flow, which is not correct. The appropriate allowances taken from <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> are 45% and 105%.

Section 5.29 states that the size of the new ordinary watercourse outfall will need to be agreed with the EA. As this is an ordinary watercourse, the appropriate authority would be the Lead Local Flood Authority, West Sussex County Council. Although it should be noted that the outfall will need a Flood Risk Activity Permit from the Environment Agency as it will discharge into the River Arun.

Additional comments

Although we have no objection in principle to the proposal, as now detailed, this is based on the information provided. To approve an FRA at the planning application stage we will in addition need to see the following:

- details of any proposed new outfalls and associated headwalls on main rivers;
- details of new flood defences;
- clear span bridge design;
- maintenance access routes;
- moorings design;
- and details of any other structure in, under, or over or within 16 metres of the River Arun and 8 metres of the Wick Farm Ditch.

As mentioned before several parts of the proposal would need a Flood Risk Activity Permit (FRAP) in addition to the planning permission. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted.

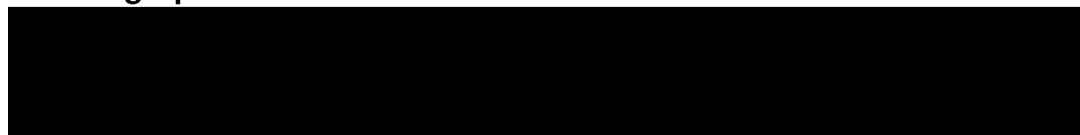
Any matters related to surface water, groundwater or ordinary watercourses will be for the Lead Local Flood Authority West Sussex County Council in conjunction with Arun DC's Drainage Engineer.

Please note our comments above are based on the understanding that Arun District Council are satisfied that the Sequential Test has been adequately demonstrated to the requirements set out in the National Planning Policy framework (NPPF) paragraph 158 and section 5, Paragraph 019 of the NPPF Planning Practice Guidance – Flood Risk and coastal change. This must consider whether the Applicant has demonstrated and sufficiently justified that no alternative sites are available in lower flood risk zones.

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

Yours sincerely

Hannah Hyland
Planning Specialist



Cont/d..

Disclaimer

*Our opinion is based on the information available to us at the time of the enquiry.
When the formal planning application is submitted, our position may change if there
have been changes to environmental risk or evidence, and/or planning policy*