

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

Our ref: HA/2020/122070/02-L01
Your ref: LU/48/20/PL
Date: 09 April 2020

Dear Sir/Madam

APPLICANT'S ENGINEER'S RESPONSE - DEMOLITION OF 1 NO. BUNGALOW & OUTBUILDINGS & ERECTION OF 22 NO. DWELLINGS WITH ASSOCIATED PARKING & OPEN SPACE. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN.

SOUTHDOWN NURSERY OLD MEAD ROAD LITTLEHAMPTON BN17 7PU

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Further to the correspondence received from Monson Engineers dated 20/03/2020 in response to the EA's comments to this planning application, we would recommend that our previous objection remains in place.

The EA would reiterate that the FRA detail is insufficient, and that it needs to demonstrate in more detail, that in particular the flood plain compensation is feasible. It would be unreasonable for the EA at this stage, to recommend the implementation of a planning condition, if it is later found to be unachievable. Therefore the information provided is not sufficient to determine in principle if the flood plain compensation is adequate.

Furthermore an additional 7.45m³ of flood storage based on a desk study, does not allow a lot of margin for error, particularly as at some point there will be a strong likelihood of encountering groundwater.

If Monson can identify the area that needs to be lowered showing how they have calculated the loss of flood storage and that it is feasible to lower the ground levels to ensure adequate flood plain compensation is provided up to the climate change levels (45% and 105% increase in flow), then we can potentially condition this element of the application, and review our objection. At this stage we do not have enough information

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to condition the principle of the flood plain compensation.

On a final point, whilst surface water run off and the design of SUDS systems are not commented upon by the EA, we would not support SUDS features (i.e attenuation basin and attenuation tanks, etc.) located within the flood plain, and we would re-iterate our concerns in regards to the site ability to discharge to the Black Ditch, particularly during periods of prolonged rainfall, when the Black Ditch can be effectively tide locked for long periods due to inundation within the River Arun valley flood plain.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

