

[REDACTED]

From: Nicola Oktay on behalf of Planning.Responses
Sent: 08 March 2023 10:14
To: Planning Scanning
Subject: FW: Environment Agency Response to: M/16/22/PL
Attachments: PlanningProposal.rtf

[REDACTED]

Nikki Oktay
Planning Receptionist, Planning Department

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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-----Original Message-----

From: [REDACTED]
Sent: 07 March 2023 13:56
To: Planning.Responses [REDACTED]
Subject: Environment Agency Response to: M/16/22/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land South of Grevatts Lane/A259 Climping.

LPA ref: M/16/22/PL

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

Our ref: HA/2022/124004/06-L01
Your ref: M/16/22/PL
Date: 07 March 2023

Dear Planning Team,

FURTHER MODELLING INFORMATION: RE-CONSULTATION - LAYING OUT OF AN 18 HOLE 72 PAR GOLF COURSE, A 9 HOLE GOLF COURSE, PRACTICE GREENS AND A DRIVING RANGE INCLUDING A BUGGY COMPOUND; THE FORMATION OF A NEW ACCESS ONTO THE A259; CONSTRUCTION OF A CLUB HOUSE WITH ASSOCIATED GOLF CLUB FACILITIES; THE CONSTRUCTION OF A MAINTENANCE BUILDING AND EXTERNAL AREA OF HARDSTANDING; THE LAYING OF PARKING, NEW ROADS AND PATHS; NEW LANDSCAPE PLANTING; SURFACE WATER DRAINAGE BASINS AND WATER STORAGE RESEVOIRS; AND OTHER EARTH WORKS AND INFRASTRUCTURE. THIS APPLICATION ALSO LIES WITHIN THE PARISHES OF CLIMPING AND YAPTON, IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND AFFECTS A PUBLIC RIGHT OF WAY. THIS APPLICATION IS SUBJECT TO AN ENVIRONMENTAL STATEMENT. LAND SOUTH OF GREVATTS LANE/A259 CLIMPING.

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

After reviewing the technical note dated 7th February 2023 we are now able to remove our objection. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 70088068-FRA-RV1 December 2021) and the following mitigation measures it details:

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

- Post development ground levels must match those provided in drawing 'Grading Plan – 04.02.22' found in the supplied hydraulic model report ref 70088068-HMR1.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

Advice to Applicant

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Culverting consent

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the lead local flood authority which in this instance is West Sussex County Council. It is best to discuss proposals for any works with them at an early stage.

Flood Warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help

communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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

