

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

Our ref: HA/2017/119009/01-L01
Your ref: P/140/16/OUT
Date: 26 January 2017

Dear Sir/Madam

OUTLINE APPLICATION FOR ACCESS ONLY - MIXED USE DEVELOPMENT COMPRISING OF UP TO 400 DWELLINGS, A CARE HOME WITH UP TO 70 BEDS, A LOCAL CENTRE COMPRISING UP TO 2000SQM OF A1/A2/A3/D1/SUI GENERIS FLOORSPACE, PROVISION OF LAND FOR A 1FE PRIMARY SCHOOL (WITH SUFFICIENT SPACE TO ENSURE THAT IT IS EXPANDABLE TO 2FE), PROVISION OF LAND FOR A SCOUT HUT, SAFEGUARDING OF LAND TO HELP LINK THE SITE TO THE PAGHAM HARBOUR CYCLE ROUTE & OTHER COMMUNITY USES INCLUDING PUBLIC OPEN SPACE & ALLOTMENTS WITH SOME MATTERS RESERVED. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN

LAND SOUTH OF SUMMER LANE & WEST OF PAGHAM ROAD, PAGHAM

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

The Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures detailed within the Flood Risk Assessment (Amc/16/0708/5415) dated 27 October 2016 are implemented and secured by way of a planning condition on any planning permission:

- **Finished floor levels are set no lower than 5.10 m above Ordnance Datum (AOD).**

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Reason

To reduce the risk of flooding to the proposed development, future occupants and existing properties.

Advice to Local Planning Authority/ Applicant

As detailed in the Flood Risk Assessment (FRA) AMc/16/0708/5415 dated 27th October 2016, undertaken by MJA Consulting submitted with this application, according to Environment Agency Flood Map for Planning the potential development site is shown to be almost entirely within a Flood Zone 1 (low risk), apart from a small area at the most southerly point shown as a tidal flood risk Zone 3 (high risk).

Whilst we acknowledge that the vast majority of the site is within Flood Zone 1 (low risk), adopting the precautionary principle as highlighted within the submitted FRA (27/10/2016) will ensure that the development has suitable protection from flooding throughout its lifetime. Therefore we recommend that the proposed finished floor level is set 300mm above the 1 in 200 year tidal flood risk plus climate change understood to be 4.8m AOD 300mm = 5.1m AOD, implemented by the means of the above condition.

We understand conversations with Southern Water have been undertaken in order to provide a suitable means of foul drainage. Should the proposed mains drainage plans change we would wish to be informed.

Informatives

Whilst the Agency support the use of Sustainable Urban Drainage Systems (SUDS), it will be the Lead Local Flood Authority (LLFA) who ultimately assess this element of any FRA.

It is noted that the site is bounded to the west and east and through the middle of the site by ordinary watercourses.

Any works in under or over or within 3-5 metres of these watercourses the prior consent of the LLFA will be required, and not the Environment Agency as highlighted in section 3.16 of the FRA.

It is highly unlikely that the EA and LLFA will support extensive culverting due to loss of aquatic environment and increased flood risk.

Please do not hesitate to contact me on the number below should you have any questions.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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