

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

Our ref: HA/2016/118460/01-L01
Your ref: P/76/16/PL
Date: 04 August 2016

Dear Sir/Madam

**CONSTRUCTION OF A BUILDING FOR THE PACKAGING, PREPARATION & DISTRIBUTION OF FRESH FOODS WITH ANCILLARY ACCOMMODATION ASSOCIATED WITH THE EXISTING HORTICULTURAL BUSINESS, REVISIONS TO INTERNAL ACCESS ROAD, CAR PARKING & HARDSTANDING AREAS & LANDSCAPING & PROVISION OF A WETLAND. THIS APPLICATION AFFECTS THE SETTING OF LISTED BUILDINGS.
SEFTER FARM, PAGHAM ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 3PX**

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

Environment Agency Position

According to Environment Agency maps and records a very small section of the proposed agricultural building is shown to be within a Flood Zone 3 and 2. In accordance with the NPPF development classifications that the development falls under the 'less vulnerable' category we have no objection to the proposals on flood risk grounds.

Advice to LPA

Regarding the surface water run off details the Lead Local Flood Authority or local authority's drainage engineers should make comments on this aspect. It should be noted that recent changes to surface water climate change allowances (20 to 40% subject to LLFA requirements) were made in February 2016 The website <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> gives further information

The LLFA may request that the submitted FRA needs to be revisited and the revised figures applied as it would appear this has not been included in the storage calculations

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

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Advice to LPA and Applicant

With regards to the proposed wetland very little information has been provided on this aspect of the proposal. It is noted that the wetland area is adjacent to the Pagham Rife a classified main river under the jurisdiction of the Agency and subject to its byelaws.

Any works in under or over the Pagham Rife a classified main river or within 8metres from the watercourse bank edges, an Environment Permit (EPR) [formerly Flood DE Defence consents] will need to be applied for. Similarly there is watercourse north of the wetland area, which falls within the Internal Drainage Board area. Again any works in under or over or within 5metres from the watercourse bank edges the formal prior consent of the Agency would be required.

The West Sussex Planning and Strategic Overview Team should be contacted if the proposals fall into any of the above description.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

