

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

Our ref: HA/2011/112479/01-L01
Your ref: P/79/11/
Date: 19 December 2011

Dear Sir/Madam

**RENEWAL OF UNIMPLEMENTED PLANNING CONSENT P/5/08 FOR NEW
COMMERCIAL PLANT NURSERY AT PARK FARM, LAGNESS PARK FARM
LOWER BOGNOR ROAD LAGNESS**

Thank you for consulting us on the above planning application.

Environment Agency position

Providing the conditions we requested in relation to P/5/08 are continued to be imposed I can confirm we have no objections to the proposal as submitted. I have copied these below for your convenience.

Condition 1

No development approved by this permission shall be commenced until a scheme for disposal of surface water including the provision and implementation of a surface water regulation system has been approved by and implemented to the satisfaction of the Local Planning Authority.

Reasons

To prevent the increased risk of flooding in accordance with PPS25.

Condition 2

No development or construction-related works (including driving of heavy machinery or depositing/storing of any materials) shall occur within 5 metres of the top of the bank of the watercourses on site. Before any work begins on site, including vegetation clearance, a temporary fence should be erected 5 metres from the top of the stream banks, to prevent damage to this area during development. Upon completion of works, the fence should be removed, and the area incorporated into the overall landscape strategy for the site as a naturally vegetated buffer area.

Reasons

The retention of a functioning, undisturbed watercourse channel is an essential requirement for the preservation of water corridor wildlife habitat and makes allowance for future watercourse migration, maintenance, improvement, and minor

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Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
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flood flows in accordance with PPS9 and PPS25. When allowed to vegetate naturally, these areas provide an essential buffer to the watercourse from the effects of pollution and litter, and can create areas of ecological value and amenity benefit.

Condition 3

No development shall commence until full details of site landscaping have been submitted to and approved in writing by the Local Planning Authority. These landscaping details should address retention and enhancement of the ecological connectivity of the site, and include appropriate ecological enhancements, ideally in combination with the use of sustainable drainage designs such as wet grass swales, ponds and wetland areas, designed with wildlife in mind. Thereafter, the scheme shall be completed in accordance with the approved plans.

Reasons

This is a large scale development and ecological enhancements should be an intrinsic part of the plans. This is in keeping with PPS1 and PPS9 Fragmentation and isolation of habitats should be avoided.

Planning Informative:

Please note that all works relating to crossing the watercourse will require the prior consent of the Environment Agency under Section 23 of the Land Drainage Act 1991.

If you have any queries please contact me.

Yours faithfully

Catherine McLeod
Planning Liaison Officer
Environment Agency

Direct dial 01903 703858
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