

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

**Our ref:** HA/2025/126746/01-L01

**Your ref:** Y/32/25/PL

**Date:** 20 May 2025

Dear Planning Officer,

**ERECTION OF 170 NO RESIDENTIAL DWELLINGS (30% AFFORDABLE), PARKING SPACES, INTERNAL SITE ROADS, PUBLIC OPEN SPACE, CHILDRENS PLAY SPACE, PUMPING STATION, SURFACE WATER DRAINAGE FEATURES, LANDSCAPING AND ASSOCIATED WORKS. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND IS IN CIL ZONE 3 AND IS CIL LIABLE AS NEW DWELINGS. LAND WEST OF BILSHAM ROAD YAPTON BN18 0LA**

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**

We have no objection to the proposed development as submitted, provided that the following condition be attached to any planning permission granted. 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 April 2025) and the following mitigation measures it details:

- An 8m easement is provided from the top of bank from main river as show in drawing 24-217-256
- All surface water basins shall be located outside the design flood extent including climate change as shown in drawing 24-217-256

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The

Environment Agency  
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason**

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

**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 [REDACTED] (Monday to Friday, 8am to 6pm) or by emailing [REDACTED].

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.

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**

[REDACTED]  
[REDACTED]




Environment Agency response



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Subject: Environment Agency Response to: Y/32/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:  
Land West of Bilsham Road Yapton BN18 0LA

LPA ref: Y/32/25/PL

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