

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

Our ref: HA/2018/120211/01-L01
Your ref: Y/91/17/OUT
Date: 15 March 2018

Dear Sir/Madam

OUTLINE APPLICATION FOR DEVELOPMENT OF UP TO 250 DWELLINGS

LAND AT BAILSHAM ROAD, YAPTON

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

Environment Agency Position

According to our Flood Map for Planning (Rivers and the Sea) the site is shown to be partially within Flood Zone 2 and 3 (Medium and High Risk). Since all the proposed residential units will be located in Flood Zone 1 (Low Risk), we have no objection to the proposal.

If any land raising is proposed within Flood Zone 3, adequate flood plain compensation must be provided, in order to prevent flooding elsewhere.

Advice to applicant

This site falls within the Lidsey wastewater treatment works (WwTW) catchment. Whilst there is headroom at the works, the sewer network is subject to surface water and groundwater entering the system especially at times of high rainfall and when groundwater levels are high. This overloads the sewers, causing sewage to surcharge and cause pollution. The additional flows may also affect the ability of the Lidsey WwTW to cope.

We are working with Southern Water to better understand the issues, however, at this stage we are unable to determine the extent to which a mains connection from this development would exacerbate the existing situation, or the environmental impact this would have.

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

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We recommend you consult Southern Water, as the operator, whether Lidsey Wastewater Treatment Works and the sewer network, is able to accommodate the additional flows produced by this development.

We would support the inclusion of water efficiency measures as part of this development.”

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) if the applicant wants to carry out work in, under, over or near a main river and in the flood plain of a main river (e.g. surface water outfalls, the proposed road crossing over the Bilsham Ditch,).

Any permanent or temporary work in, under, over or within 8m of the Bilsham Ditch will require an Environmental Permit. For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Please be aware that the Environment Agency has up to two months to determine applications for a permit. For any further advice, please contact your local Environment Agency FRA Permitting Office PSOWestSussex@environment-agency.gov.uk

Similarly there are some ditches and drains within the site boundary which would require consultation with West Sussex County Council, the lead local flood authority, for any works within their close proximity.

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

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

