

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

Our ref: HA/2013/115146/01-L01
Your ref: Y/99/13
Date: 09 January 2014

Dear Cian

OUTLINE APPLICATION FOR 10.5 HECTARES OF RESIDENTIAL DEVELOPMENT (COMPRISING UP TO 250 DWELLINGS (30% TO BE AFFORDABLE) TOGETHER WITH ANCILLARY OPEN SPACE AND LANDSCAPING), 14.9 HECTARES OF PUBLIC OPEN SPACE DEVELOPMENT TO BE LAID OUT AS PUBLIC PARKLAND AND LANDSCAPED GREEN CORRIDORS, VEHICULAR ACCESS FROM FORD LANE (THE MEANS OF ACCESS) - THIS IS A DEPARTURE FROM THE DEVELOPMENT PLAN LAND TO THE NORTH & EAST OF ST MARYS CHURCH YAPTON

Thank you for consulting the Environment Agency on the above planning application which we have reviewed in relation to flood risk.

Environment Agency Position

I can confirm we have no objections to the proposal as submitted. The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

Condition

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 yr CC critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, both on and off site in accordance with the NPPF.

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

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The proposal indicates that 14.9 ha of the 25 ha site will be designated undeveloped green space. We believe this should provide ample space for an adequate drainage strategy.

Planning Informative

Any watercourse within or adjoining the site would be classified as an ordinary watercourse and would not be maintained by the Environment Agency. In the absence of any express agreement to the contrary, maintenance or repair of the watercourse banks and any structures affecting the channels is the responsibility of the riparian owners. Any proposals to fill, divert, obstruct or culvert a watercourse, requires consent from the Lead Local Flood Authority which in this instance is Arun District Council. It is best to discuss proposals for any works with them at an early stage.

We recommend you also consult and liaise with West Sussex County Council, as the Lead Local Flood Authority (LLFA) regarding the surface water aspects of this site.

If you have any queries or require further information please contact me.

Yours sincerely

Catherine McLeod
Sustainable Places Planning Advisor
Environment Agency

