

[REDACTED]

[REDACTED]

From: Peter Tanner [REDACTED]
Sent: 28 August 2018 22:04
To: Anita Gardner
Cc: Simon McFarlane; Ziyad Thomas
Subject: AB/36/18/PL - Blastreat Limited & adjoining Greenhurst, Fitzalan Road, Arundel

Dear Anita

I attach a copy of the Outline Flood Risk Management Plan (FRMP) for the proposed development prepared by Arch Associates, as requested by West Sussex Flood Risk Management Team.

However, as set out in the FRMP, the site is protected from the risk of a 1 in 100 year extreme flood event by the River Arun flood defences (effectively placing the site within flood zone 1). In addition the minimum ground floor slab level is proposed to be set at 3.9m above OAD which will be above the undefended flood risk level allowing for climate change and an allowance for freeboard.

As set out in the Flood Risk Assessment that accompanies the planning application, the risk of a breach of the River Arun flood defences is only likely to occur in an extreme 1 in 200 year event.

In the case of the proposed development Renaissance retirement will appoint the House Manager /Concierge as the Flood Risk Management Manager. Notwithstanding, in the light of the minimum ground floor slab level and the design and management features of the proposed development, the occupiers of the building will be in a much safer environment than existing surrounding residents in the event of an unprotected 1 in 200 year flood event.

Should you require any further information in the respect please do not hesitate to contact me.

Peter Tanner

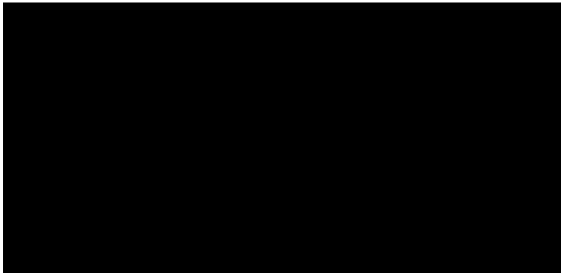
Planning Director



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