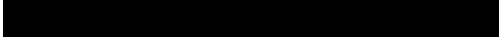






From: Nia Russell 
Sent: 25 September 2017 19:26
To: Michael Eastham
Cc: Arfon Hughes
Subject: Application BE/102/17/OUT Salt Box, Bognor Regis

Dear Michael

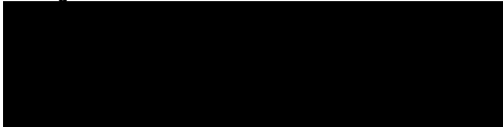
Further to your email of 24th August, and the comments contained in that email from Charlotte Hardy, please see attached and below a response from our flooding and drainage consultants. A Revised FRA is also attached which has been updated to reflect the advice in Charlotte's email.

I trust this addresses the matters raised, however please do not hesitate to contact me should you wish to discuss further.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



Begin forwarded message:

From: karen jenkins [REDACTED]
Subject: Salt Box
Date: 25 September 2017 at 16:36:15 BST
To: Nia Russell [REDACTED]

Nia,

Further to your previous email, we have updated the FRA to take on board the comments from Charlotte Hardy from Arun DC. Which, in the first instance relate to the updated SFRA and main modification version of the local plan. The FRA now includes further details relating to the sequential and exception tests.

I assume that Charlotte Hardy has not formally responded, as she sent the email as 'off the record advice' Therefore we have updated the report to incorporate her comments, but not necessarily directly refer to the contents of her email.

A new pdf version is attached. However I can't get the appendices added to the pdf as I currently don't have anyone in who can use the software. Hopefully the attached is sufficient; the appendices don't change. If you have any problems with this please let me know.

In addition and in response to the planning consultation responses. Please see text below which should assist;

Southern Water

In response to the consultation repose dated 07th September 2017;

The current foul water sewerage infrastructure cannot support the additional flows generated as a result of the development and as a result extensive offsite upgrade works have been recommended. Therefore, as an alternative solution, the current foul water proposal is to discharge directly to the watercourse via a package treatment plan. In conclusion, there will be no increase in waste water flows in the sewerage system as a result of this development, nor require Southern Water's approval.

The Surface water drainage shall be in accordance with best practice design and in consultation with Arun District Council, West Sussex County Council, Environment Agency and the approved Flood Risk Assessment.

West Sussex County Council – Flood Risk Management team

Note, the Flood Risk Assessment (FRA) has been updated to revision P4, to take account of the updated SFRA and main modification version of the local plan.

Regarding the consultation comments dated 06th September 2017, please find our response below;

The updated FRA includes additional information regarding;

1. Surface water flooding.
2. Ground water, infiltration devices, ground water contamination, source protection zones.
3. Historic flooding.
4. It is acknowledged that an ordinary watercourse consent will be required and applied for during the detailed design.
5. Section 8 of the FRA has been added to include additional information regarding the SuDS and maintenance plan, which will be submitted for approval as part of the detailed design.

If you would like to discuss further please give me a call.

Regards

Karen Jenkins

Director

kirksaunders

associates



w: www.kirksaunders.co.uk

a: Templegate House, 115-123 High Street, Orpington, Kent BR6 0LG

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