

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 July 2020 08:13
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/48/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 22 July 2020 17:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: BE/48/20/PL

Please upload the below to the above: Drainage Engineers comments

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 22 July 2020 16:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/48/20/PL

Engineers Comments Regarding Surface Water Drainage

Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations. Please be aware that infiltration and/or attenuation features should not be located in the flood zone, nor within tree/root protection zones which will likely make the surface water drainage design challenging.

I would also like to draw the planning officer's attention to apparent errors and omissions within the submitted FRA. The 'selected point' on the submitted Flood Map is located in an area to the north west of this site. According to our mapping, and the submitted Flood Map, the proposed development is in fact located within both Flood Zone 2 and Flood Zone 3 (to the south-east of the selected point). No sequential test or exception test have been submitted as part of the FRA which I would have expected for 'more vulnerable development' within a Flood Zone. The applicant also acknowledges recent (October 2019) flooding on the site.

If not done already, please consult the Environment Agency regarding the FRA and proposed flood mitigation measures.

Please do not hesitate to contact me if you have any queries.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

Current Working Hours:

Monday-Wednesday, Friday: 8:00 – 17:00

Thursday 8:00 – 11:00

Some of this time is spent on site.

T: 01903 737815

E: sarah.burrow@arun.gov.uk



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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 16 June 2020 16:05
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BE/48/20/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: BE/48/20/PL
Registered: 16th June 2020
Site Address: Land adjacent to Liseve Lodge 84 North Bersted Street Bersted PO22 9AQ
Grid Reference: 492774 101410
Description of Works: Demolition of existing outbuildings & erection of 1 No dwelling. This application is a Departure from the Development Plan, affects the character & appearance of the North Bersted Conservation Area & may affect the setting of a listed building.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 16th July 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020