Amber Willard

From: Richard Hollands <[redacted]
Sent: 01 March 2021 13:[redacted]
To: Amber Willard
Subject: RE: bn/152/20/pl - Exception Test.

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Amber
Following our telephone conversation earlier, we would confirm the use of the Grove Design UK Design & Method Statement dated 15/12/2020 [attached with the application] as being the background to the requirement for an Exception Test following submission of the Sequential Test and the results provided.
The Design & Method Statement sets out the basic life time safety for the proposed development for its users and that it will not increase floor risk elsewhere.
The Statement also demonstrates how the Flood Risk can be managed and the sustainability of the project for the years to come. The site is no more vulnerable than the houses in that end of Warren Way as all on same level, plus trial hole tests and Rife water levels have been conducted on a weekly basis since December and these demonstrate that in spite of considerable heavy rains over prolonged periods the rife levels remained mainly constant within a 100mm – 150mm max level rise, but even more importantly, the trial hole water level remained between 1000 – 1100mm below the average adjacent ground level – more than suitable also for soakaways on site.
This new property provides another 2 Bedroom 2 storey property which is situated very close and within walking distance to the hub of the Barnham community, comes within the affordable property dwelling price range, is close to the local shops, main line railway station, main bus services, includes off road parking and cycle provisions – these features alone would out-weigh the very remote possibility of any floor risk [and all the protection measures taken to achieve this]
Many thanks for your assistance
Kind regards
Richard
Grove Design UK

From: Amber Wi[redacted]
Sent: 24 February 2021 15:46
To: Richard Hollands <[redacted]
Subject: bn/152/20/pl

Dear Mr Hollands

BN/152/20/PL at Warren Way.

As part of the flood risk assessment we have to do, I believe I require an exception test to be submitted.

If the sequential test shows that it isn't possible to use an alternative site, you need to do another test called the exception test. This is for development that is:

- highly vulnerable and in flood zone 2
- essential infrastructure in flood zone 3a or 3b
- more vulnerable in flood zone 3a

Using the table below with the dwelling classified as more vulnerable located within flood zone 3a it falls within the category whereby one is required.

ARUN DISTRICT COUNCIL BN/152/20/PL

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

This requires details to be submitted that shows how you'll manage flood risk on your proposed site and show that the sustainability benefits of the development to the community outweigh the flood risk.

You also need to show that the development will be safe for its lifetime taking into account the vulnerability of its users and that it won't increase flood risk elsewhere.

I copy some guidance below

https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants#the-exception-test

Please are you able to submit this information.

Thanks
Amber

Amber Willard
Planning Officer

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