

From: Simon Davis
Sent: 21 August 2018 14:17
To: Planning.Responses
Subject: FW: Land to the rear of 41-47 Pevensey Road BR/229/17

Further Drainage Engineers response

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Laura Gibbons
Sent: 21 August 2018 13:07
To: Simon Davis
Subject: RE: Land to the rear of 41-47 Pevensey Road BR/229/17

Simon,

I am concerned regarding the proposals to actively look to flood the sub floor void of a building, I would strongly advise that the applicant discusses this with insurance bodies.

Normally if we know a building is at risk of flooding we do quite the opposite, to ensure that the minimum impact is going to occur to the property, i.e. flood resilience measures to ensure flood depths of 0.6m don't get into the building. It seems like a clutching at straws attempt to permit development in a flood risk area and minimise the requirements for mitigation.

I would also be concerned about the air bricks blocking up and not allowing the water in, so the building footprint/ volume causing flood water to be displaced to a greater extent than that allowed for. I'd also need to see calculations to see that ingress velocities through the bricks would be sufficient.

Debris is prevalent in flood waters, flood waters could also be contaminated with sewerage. If the below proposals to provide excess air bricks were to be carried out, how would the sub floor volume be cleared out after a flood event?

The flood mitigation volumes still rely on the removal of structures, where insufficient detail regarding their construction to enable volumes to be checked has been provided.

The flood mitigation measures also include works to the pond, again insufficient detail has been submitted.

Based on the supplied information I am not able to accept that the proposed development would not increase flood risk to neighbouring land/ properties. Therefore, I believe the application to be in contradiction to NPPF.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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From: Simon Davis
Sent: 06 August 2018 16:54
To: Laura Gibbons
Subject: FW: Land to the rear of 41-47 Pevensey Road BR/229/17

Laura,

Please see revised Statement in response to your comments of 08 June 18. I look forward to your further comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Dawn Appleton [REDACTED]
Sent: 06 August 2018 13:12
To: Simon Davis
Subject: Land to the rear of 41-47 Pevensey Road BR/229/17

Dear Simon,

Further to recent correspondence, I am pleased to now attach a further revised FRA following percolation testing that has been undertaken on site. The engineer has calculated that 55.61m3 of shallow storage can be provided beneath the permeable access and parking areas which provides full compensation together with additional volume for security. I believe that this deals with the majority of matters contained in your engineers's latest comments (08 June) as the volume of the structures to be removed is now not relevant. With regard to point 3 of her comments, the architect has advised

that normally the sub floor void would be vented via 215x65 air bricks at approximately 3m c/cs. 215x140 air bricks at 2m c/cs are proposed in this case. Larger openings could also be provided on each elevation to provide access for inspection. A typical wall detail is attached.

With regard to the other comments of the engineer, we have not provided any planting scheme that indicates trees will be planted along the southern boundary and obviously can be controlled by a landscaping condition. We have previously said that we are happy to improve the pond which will also bring biodiversity enhancements to the site. We have also previously advised that no ground level changes are proposed as part of the development.

I look forward to receiving your engineer's comments on the revised FRA following which I will progress the Pagham Harbour Mitigation S106 which requires amending to accord with the new description of development.

In the meantime, if you require any further information or clarification then please do not hesitate to contact me.

Regards

Dawn Appleton

Dawn Appleton

Henry Adams LLP



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