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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 20 October 2021 11:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: Planning Consultation on: FG/157/21/PL

Engineers Comments Regarding Surface Water Drainage

Dear Amy,

We would not normally comment on applications for a single dwelling outside of the Lidsey Treatment Catchment. However, as we have been consulted I wish to provide the following comments for your information.

As part of this application the applicant has supplied a Flood Risk Assessment (FRA). Surface water drainage is not discussed within this FRA and the document itself appears to contain errors or inconsistencies with our records and flood risk mapping. Most notably despite the acknowledgement that the site is in Flood Zone 3 the flood risk from rivers and the sea is stated to be low.

The Arun Strategic Flood Risk Assessment

(<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n9410.pdf&ver=9266>) locates the site wholly within Flood Zone 3b. (See mapping attached). This is land “where water has to flow or be stored in times of flood. This zone is generally defined as the land which would flood with an annual probability of 1 in 20 (5% AEP) or greater in any year” (this is the case for the Arun District).

Environment Agency (EA) [guidance](#) related to the siting of development in flood zones states that only the water-compatible uses and the essential infrastructure listed in Table 2 ([Flood risk and coastal change - GOV.UK \(www.gov.uk\)](#)) that has to be there should be permitted in Flood Zone 3b. As the development is for "More Vulnerable" use as a dwelling house Table 3 Flood Risk Vulnerability and Flood Zone 'compatibility' shows that **development should not be permitted.**

Furthermore the FRA does not appear to have evidenced an appropriate sequential test (as required for all sites in Flood Zone 3) to show that there are no reasonably available alternative sites for the development to be located.

I hope you find this information useful in your consideration of the application. Please await separate comments from the Coastal Engineer who is aware of the application.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Current working pattern: Monday-Wednesday 8am-2:30pm, Thursday 8am-5pm, Friday 8am-11:30am.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 03 September 2021 14:49

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: FG/157/21/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: FG/157/21/PL

Registered: 2nd September 2021

Site Address: 1 South Drive Ferring BN12 5QS

Grid Reference: 509483 101589

Description of Works: Demolition of existing single dwelling & construction of new single dwelling.
This site is in CIL Zone 4 & is CIL Liable as new dwelling.

The Council have received the above application.

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

This application has been identified as CIL Liabie. 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 7th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider
<https://www.arun.gov.uk/planning-application-comments>

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://acp.planninginspectorate.gov.uk/> 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

Gerald Chibumu

Planning Officer- Arun District Council

Telephone: 01903 737724

Email: gerald.chibumu@arun.gov.uk

PLCONSULT (CDB) 2020