

[REDACTED]

From: Gary Ferrier [REDACTED]
Sent: 02 June 2017 16:51
To: Andrew Wood
Cc: Michael Lucas; Maggie Williams; Colin Begeman; Hamish Watson
Subject: RE: FG/198/16/PL - 1 Sea Drive

Dear Andrew

RE: FG/198/16/PL - 1 Sea Drive Ferring

With reference to your email below, please find attached the following:

1. Site Plan revised to show the 45 degree rule from the nearest window at No.3 Sea Drive and proposed FFL.
2. Elevations/Street scene drawing revised to show the proposed FFL.
3. A copy of the Bat Survey.

Should you require any further information please do not hesitate to contact me.

Kind regards,

Gary Ferrier
Architecture & Planning



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Reigate
RH2 9BL

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From: Andrew Wood [mailto:Andrew.Wood@arun.gov.uk]

Sent: 01 June 2017 11:27

To: Gary Ferrier

Subject: FG/198/16/PL - 1 Sea Drive

- 1) The Site Plan PL003 REV F does not accurately reflect the front building line and the front master bedroom windows as they exist.

Could you provide a supplementary plan demonstrating that the proposed new development accords with the 45 degree rule measured from the nearest master bedroom window.

We could accept it as a supplementary plan.

One can find the measurements of the current rear building line and master bedroom window of 3 Sea Drive in the following planning approval plans you can access by doing a planning application search for FG/204/15/HH.

- 2) A supplementary plan showing the addition of the AOD level on the street scene to show that the following condition is complied with; in particular the AOD level of finished floor levels of 5.8 metres could be shown on the elevation plans. This is likely to be an important issue at planning committee.

Finished Floor Levels

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (07/11/2016) and the following mitigation measure detailed within the FRA:

- Finished floor levels are set no lower than 5.8m above Ordnance Datum (AOD).

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason; To reduce the risk of flooding to the proposed development and future occupants. This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

This could be done by including the AOD level on the elevations.

- 3) Bat surveys – We awaiting a report asap.

Thank you

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](http://www.arun.gov.uk) |
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