

Nicola Spencer
Technical Support Manager,
Planning Services

T: 01903 737500 Ext 37446
E: nicola.spencer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 23 December 2020 13:12

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

Subject: FW: FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Please upload the below to the above application; confirmation of an EoT.

Thank you

[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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Save the environment - think before you print.

From: hda projects

Sent: 23 December 2020 12:41

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Subject: RE: FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Maria Tomalova
Planning Office
Arun District Council

Dear Ms Tomalova

FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Further to our conversation we can agree to an extension of time upto the 8th January 2021.

Kind regards
Bill Matthews

hda projects

architectural services, technologists and building design consultants

St Johns House, St John Street, Chichester, West Sussex. PO19 1UU

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From: [hda projects](#)

Sent: 23 December 2020 11:09

To: maria.tomalova@arun.gov.uk; [Arun Planning](#)

Subject: RE: FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Maria Tomalova
Planning Office
Arun District Council

Dear Ms Tomalova

FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Further to our recent email, we trust you are able to confirm that the application will progress to a Planning committee meeting in the new year.

Please let us know if you require any further information.

Merry Christmas

Kind regards
Bill Matthews

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From: [hda projects](#)

Sent: 15 December 2020 14:58

To: maria.tomalova@arun.gov.uk; Arun Planning

Subject: FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Maria Tomalova
Planning Office
Arun District Council

Dear Ms Tomalova

FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Further to our conversation, we confirm that our clients have requested the application is presented to committee for determination.

It is apparent those making representation on drainage issues, are not aware from the site plan and photographs, that the pond is located in the retained garden of Pipers Croft and is not part of the site, see supplementary plan 2020 08 P 01.

The existing surface water drainage arrives into the pond piped and discharges piped, evidently as identified on the Arun drainage plan. It is also evident from the plan and Arun Drainage Officers consultation, that upstream riparian owners have infilled the former ditch reducing capacity for surface water containment and attenuation. It is apparent Arun and or the Environment Agency may have plans to reinstate capacity to mitigate flood issues. We have overlaid the Arun Plan on our attached supplementary plan 2020 08 P 02.

Whilst historically there may well have been former ditch outfall to the sea through the proposed site - identified on information obtained by others in this file, there is currently no evidence of a ditch line beyond the pond outfall pipe. Removal of the ditch would likely have been occurred when the sea wall defences and promenade were implemented as part of the sea defence, defined on the Arun drainage plan, presumably to a pumped outfall.

We are informed the proposed site does not flood, with the adjacent pond and reduced ground level, contained by existing dwarf garden walls on the southern side and has clearly been in place for many years. Future site topographical survey will identify features and ground levels.

We believe there is a solution in mitigation of climate change and projected sea levels, with the foot print of the proposed dwelling to minimise loss of potential flood water volume. This we envisage would be achieved with ground floor raised above the anticipated flood level, supported on raised piers and pad foundations or a pile system. We are aware of sea front property that has successfully adopted a similar solution with open undercroft, with minimal supporting piers, which at that location does not benefit from a promenade sea defence. Adjacent properties will have greater climate change issues than the precautions to be incorporated with this development.

It is apparent UK Flood plans zones 2+3 have been updated since our initial engagement earlier this year, the earlier plan controlled under former EU Floods Directive 2007/60/EC and recently superseded, that now identifies projected climate change forecast levels, current copy attached.

It is evident floor levels of habitable accommodation at 1-3 Spinnakers to the west of the site are raised for sea views, above lower ground floor garages and ancillary space.

This form of application does not require submission of drainage ground works or final development solutions, to resolve site issues at this stage, these would be established by later discharge of conditional consent. We consider the site has development potential, that would not be out of character with existing property on the Loop or adjacent Felpham promenade. Orientation of windows and elevational treatment and landscape planting will provide an attractive development solution that will not compromise privacy of existing neighbour property.

Kind regards
Bill Matthews

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architectural services, technologists and building design consultants

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From: [hda projects](mailto:hdaprojects@arun.gov.uk)

Sent: 10 December 2020 14:36

To: maria.tomalova@arun.gov.uk

Subject: FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Maria Tomalova
Planning Office
Arun District Council

Dear Ms Tomalova

FP/212/20/OUT Outline application with all matters reserved :Pipers Croft 6 The Loop Felpham PO22 7ND

Thank you for your telephone message, yes we are aware of the letters of representation and the Arun Drainage Officers objection.

Can we establish whether you have any planning objection other than drainage ?

We note that you have suggested withdrawal of the application and will consult with our clients.

It is not apparent that the Environment Agency have responded to consultation.

Kind regards
Bill Matthews

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