

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 25 August 2021 12:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: F/7/21/PL

Please scan as EOT correspondence

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: John Hall [REDACTED]
Sent: 25 August 2021 11:41
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: F/7/21/PL

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Hello Anita,

F/7/21/PL – Agreed EoT to 10th September 2021.

Many thanks, John.

John Hall MBA MCIHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 25 August 2021 11:24

To: John Hall

Subject: RE: F/7/21/PL

Dear John,

The additional information has been forwarded to the Environment Agency for comment, but this was not done until I returned from leave on 18-08-2021. The Environment Agency have 21 days to provide comment from then so please can you agree to an EOT until 10-09-2021 to allow time for receipt and consideration.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: John Hall

Sent: 30 July 2021 11:34

To: Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: FW: F/7/21/PL

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Good morning Neil,

I am emailing you direct as I believe that Anita Gardner is on holiday.

Please see the emails below and the attachments from Stuart Magowan at CEP concerning the FRA for this application.

We believe that the EA have misread or not fully understood the proposal and therefore CEP has clarified the position in the email below and in the attachments.

I therefore request that the application be considered in the normal time frame; but if you have any further questions, please don't hesitate to get back to me.

Many thanks, John.

John Hall MBA MCIHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR

From: Stuart Magowan [REDACTED]
Sent: 30 July 2021 09:38
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: FW: F/7/21/PL

Hi Anita

I have just responded on the EA queries on the FRA as below. We dispute that there is not an FRA, we have provided the attached FRA at planning submission which the EA have commented on and we have provided the response to their queries below. We are concerned that the EA have misread the proposal, the area is in flood zone 3 but is an area where the tidal influence is critical to fully reviewing the assessment made. Tidal flooding does not required compensatory storage as the volume of water displaced does not affect the depth or extent of a tidal flood.

We have clarified their concerns on the size of the reservoir which will not meet the criteria for a large raised reservoir.

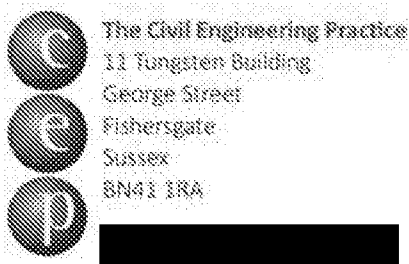
I trust this allows the Planning Application to be progressed and assessed fully.

If you have any queries please do not hesitate to contact me.

Regards

Stuart

Stuart Magowan
[REDACTED]



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From: Stuart Magowan

Sent: 30 July 2021 09:13

To: Brothwell, Hannah [REDACTED]

Subject: RE: F/7/21/PL

Hi Hannah

I hope you are well.

Thanks for your comments on this application are responses are as follows:

- There has been no consideration for flood plain compensation.

Flood plain compensation has not been considered because the flood area is within the tidal reach of the River Arun and is tidal flooding, in this case as it is a tidal flood, flood plain compensation is not required. The existing flood defences on the banks of the River Arun have a crest level of 4.12m AOD. Based on the updated climate change predictions for sea level rise these defences should provide protection until at least the year 2098 and potentially up to 2117 in their current form.

- There is no indication of the capacity of the reservoir in the submitted Flood Risk Assessment (FRA). Our initial calculations suggest that this would be classed as a Large Raised Reservoir. Subsequently, we would require further details of how this proposal would be planned, designed and constructed in accordance with the Reservoir Act requirements. This includes appointing an All Reservoir Panel Engineer as a construction engineer to oversee and supervise building the reservoir.

We have updated the details of the reservoir to clarify the proposals. We confirm the maximum retained water volume is less than the 25,000m³ which would be considered a Large Raised Reservoir. After a 100 years storm event +40% CC the Reservoir could holding a maximum of 22,970m³, the maximum retained water within the Reservoir for irrigation is 19,500m³. We attach an updated plan detailing the Reservoir dimensions. Based on the above an All Reservoir Panel Engineer as a construction engineer to oversee and supervise building the reservoir will not be required.

- A large raised Reservoir will require an understanding of what will be at risk if there is an uncontrolled discharge of water (especially with relation to the railway line and subsequent embankments), an on-site plan to manage a reservoir incident and ongoing maintenance and supervision.

See above. The Reservoir does not meet the criteria of a Large Raised Reservoir.

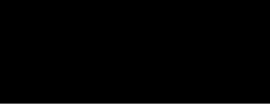
- The reservoir should be constructed in accordance with the Small embanked reservoirs CIRIA Guidance 161 (side slopes 1 in 3 and a crest width of 3 metres) and there should also be details of the overflow arrangement.

Proposed Reservoir dimensions and arrangement has been updated to include 1 in 3 banks and a crest width of 3m in accordance with Small embanked reservoirs CIRIA Guidance 161. The northern bank will be constructed with banks 300m lower than the eastern, western and southern banks to provide an over flow route towards the River and away from any buildings and development. It should also be noted that a 300mm free board allowance has been provided above the 1 in 100 year +40% cc storm level, providing over double the storage required above the retained water level.

I trust this answers your queries but do not hesitate to get in touch if you need anything else.

I look forward to hearing from you, best regards,

Stuart Magowan



The Civil Engineering Practice

11 Tunstern Building

George Street



Fishergate

Sussex



BN41 1RA



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From: John Hall [REDACTED]
Sent: 28 July 2021 11:09
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Stuart Magowan [REDACTED]
Subject: RE: F/7/21/PL

Hello Anita,

I spoke to Stuart at CEP about this first thing this morning.
He will respond directly to you today or tomorrow morning with answers to your queries.

Many thanks, John.

John Hall MBA MCIHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR



[REDACTED]

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 28 July 2021 10:46

To: John Hall [REDACTED]

Subject: FW: F/7/21/PL

Dear John,

Please can you let me have a response to my e-mail I sent yesterday by the end of today? Tomorrow is my last day in the office before I go on leave and it is likely I will need to write the application up for refusal if it is not withdrawn prior to my departure.

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Anita Gardner

Sent: 27 July 2021 16:30

[REDACTED]

Subject: FW: F/7/21/PL

Dear John,

I attach the comments of the EA which have been received in respect of the above application which can also be viewed on our website. How long do you anticipate it will take to provide an FRA for this proposal? If it is likely to take more than 2 weeks I would suggest that the application is withdrawn and re-submitted in due course. I can't agree to leave the application undetermined after the expiry of the agreed EOT and I would need to re-consult Environment Agency and await their comments once the FRA is received.

Regards

Anita Gardner

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Anita Gardner

Sent: 16 July 2021 15:05

To: John Hall [REDACTED]

Subject: RE: F/7/21/PL

Thanks John

Anita Gardner
Principal Planner



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: John Hall [REDACTED]
Sent: 16 July 2021 12:54
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: F/7/21/PL

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Thanks Anita – EOT to 27th August agreed – John.

John Hall MBA MCHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 16 July 2021 12:21
To: John Hall [REDACTED]
Subject: RE: F/7/21/PL

Dear John,
I acknowledge receipt of the additional information. I have reconsulted County Highways who may take up to 3 weeks to respond. I will then be on leave. I would therefore appreciate your agreement to a one month EOT until 27-08-2021 to allow for their response and consideration.
Regards
Anita Gardner

Anita Gardner
Principal Planner
T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: John Hall [REDACTED]
Sent: 12 July 2021 17:37
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: F/7/21/PL

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Hello Anita,

Please see attached my response to the queries for F/7/21/PL.

Please don't hesitate to get back to me if you need further clarification on anything.

Many thanks, John.

John Hall MBA MCIHort
John Hall Consulting Ltd.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 06 July 2021 09:44

To: John Hall

Subject: RE: F/7/21/PL

Dear John,

Please see the attached comments from County Highways which require receipt of additional information regarding the access and parking.

I will also need clarification from you regarding water voles in the ditch to the west. If this is used for drainage and abstraction then a water vole survey will be required as part of the application which should include mitigation.

It would also be helpful if you could demonstrate that the proposal accords with the policies referred to in the Parish Council response.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: John Hall

Sent: 05 July 2021 10:42

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: F/7/21/PL

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Good morning Anita,

I'm just checking that you're not waiting for anything else from me or the client re: F/7/21/PL – 1.28 Ha High-Tech Glasshouse & Reservoir.
Don't hesitate to let me know if you need anything else.

Many thanks, John.

John Hall MBA MCiHort
John Hall Consulting Ltd.

www.johnhallconsulting.co.uk

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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