

Damian Sullivan

From: Graham Nicolls [REDACTED]
Sent: 07 August 2014 10:56
To: Damian Sullivan
Subject: The Old Dairy.REF: LU/177/14/PL

Dear Damian, I can confirm that where we have indicated 2M. high screens to the sides of balconies, this is intended to be formed with obscured toughened glass in powder coated frames which would match the proposed windows and rainwater goods. My apologies for not noting this and trust this is acceptable. These screens are intended to prevent overlooking wherever this might occur in situations of close proximity, however all these balconies are small and would not be suitable for dining out for example. The revised Unilateral Undertaking with the new figure of [REDACTED] is still in the post somewhere having been signed and posted on 05.08.2014. A new document is being prepared and sent by secure post today in case the first one fails to arrive and I will deliver whichever arrives first to you by hand tomorrow.

Regards, Graham Nicolls
Graham Nicolls Limited

Damian Sullivan

From: Graham Nicolls <[REDACTED]>
Sent: 30 July 2014 12:29
To: Damian Sullivan
Subject: The Old Dairy

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Damian, REF: LU/177/14/PL

Following our telephone conversation I have contacted some of the agencies who submitted responses under your consultation process which posed problems for the success of the application and note their comments made to me today:

1. The drainage engineers confirm that they are happy with a condition being attached to your decision regarding sustainable drainage. They asked us to be aware however that percolation tests need to be undertaken during Winter which we can arrange.
2. John Denman at The Environment Agency is satisfied with the proposal now that all ground floor flats have been omitted as in the event of flooding the residents can retreat upstairs in all properties. He was able to clarify their statement regarding emergency response and evacuation procedures in that this is aimed at the Local Authority to state their confirmation that a safe evacuation route to and from the site is provided rather than us as the applicants.
3. We have tried to contact Alison Meeus at Strategic Planning regarding access and the access road but have no response to date. We are able however to confirm that we are perfectly happy to agree to a shared use layout, we will attempt to obtain agreement to trim the hedge at the entrance to the site with the owner and we can provide swept path results for the refuse and fire tender vehicles at the junction with Church Street which as you know was not something asked for during the previous withdrawn application.

In the light of the above, are you not now able to re-consider your opinion yesterday that you have no option other than to recommend refusal.

Kind regards, Graham Nicolls
Graham Nicolls Limited

Damian Sullivan
Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2014/115842/01-L01
Your ref: LU/177/14/PL
Date: 16 July 2014

Dear Damian

DEMOLITION OF ORIGINAL DAIRY DISTRIBUTION DEPOT AND CONSTRUCTION OF 8NO. DWELLINGS AND ANCILLIARY WORKS. RESUBMISSION FOLLOWING LU/298/13. THIS APPLICATION MAY AFFECT THE CHARACTER AND APPEARANCE OF THE LITTLEHAMPTON (EAST STREET) CONSERVATION AREA.

THE OLD DAIRY REAR OF 3 & 5 CHURCH STREET LITTLEHAMPTON BN17 5EL

Thank you for consulting the Environment Agency on the above planning application. The site is partly located in Flood Zone 3 defined as having a high probability of flooding and on a Principal Aquifer.

Our response to this application on flood risk matters is on the understanding that your Local Planning Authority (LPA) is satisfied that the Sequential Test has been adequately demonstrated to the requirements of the NPPF. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding.

Environment Agency Position

We have reviewed the submitted Flood Risk Assessment and Contamination Statement both dated 3 June 2014. Our advice relating to flood risk and groundwater quality is set out below:

Flood Risk

We objected to the previous application (LU/298/13) due to concerns that the proposed development would have posed an unacceptable flood risk to some occupants of ground floor flats and an insufficient Flood Risk Assessment.

We are pleased to see that this revised application includes amended plans that remove ground floor flats from the most vulnerable area of the site. Given the expected flood depth we consider that this would provide residents with safe refuge during times of flood. I can confirm that this resolves our primary concern with the previous application.

However the submitted Flood Risk Assessment still does not comply with the

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506

- Use MCERTS accredited methods for testing contaminated soils at the site
- Consult our website at www.environment-agency.gov.uk for further information about the above and any permissions which may be required.

We would like to refer the applicant/enquirer to our groundwater policies in Groundwater Protection: Principles and Practice, available from our website. This sets out our position for a wide range of activities and developments, including the discharge of liquid effluents, land contamination and drainage.

Please note that the evaluation of any risks to human health arising from the site should be discussed with the Environmental Health Department.

If you have any queries or require further information please contact me.

Yours sincerely

Catherine Hutchins
Sustainable Places Planning Advisor
Environment Agency

