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Save the environment - think before you print.

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

Sent: 16 October 2020 13:04

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

Subject: FW: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

Please scan as additional correspondence from agent

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Carl Gulland [REDACTED]

Sent: 16 October 2020 13:00

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

Subject: Fwd: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

Dear Anita

As you have probably seen the Environment Agency have objected to the application with regard to the Flood Risk aspects of the proposals.

Having reviewed the EA's comments our Flood Risk consultant believes that all these points have actually been addressed in the FRA and Appendices. He has written to the EA (see email below) identifying where the comments are addressed in the report and we are hopeful that we will receive a timely response recognising that the issues have been addressed.

Kind regards

Carl

Carl Gulland
Director

jpa

www.johnpardeyarchitects.com

John Pardey Architects
Beck Farm Studio
St. Leonard's Road, East End
Lyminster, Hampshire, SO41 5SR

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<http://www.johnpardeyarchitects.com/news/john-pardey-architects-and-covid-19/>

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Begin forwarded message:

From: Alan Yan [REDACTED]
Subject: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01
Date: 16 October 2020 at 10:26:05 BST

Morning Sophie,

I hope you are well,

In response EA concerns please find below our response, all section reference is to our Flood Risk Assessment Rev P7 14.09.20

- Provide site specific tidal flood levels in mAOD; **please refer to Section 5.1.2 and Appendix 3.0 for the site specific tidal flood levels for various AEP, information provided by EA.**
- Take the impact of climate change into account; **please refer to section 8.1 paragraph 1, we have taken climate change into account and the dwelling is protected for 1:200 year AEP plus climate change 4.83 mAOD plus 300mm freeboard, 5.13 mAOD.**

- Assess finished floor levels for the dwelling against the site specific tidal flood levels (including climate change) and include sufficient freeboard; **please refer to section 8.1 paragraph 3, we have taken climate change into account. The dwelling is protected for 1:200 year AEP plus climate change 4.83 mAOD plus 300mm freeboard, 5.13 mAOD. All dwellings to be situated at 5.15 mAOD which takes into account of climate change and free board (5.13 mAOD)**
- Consider how people will be kept safe from the identified flood hazards; **refer to section 8.2 paragraph 4, people will be safe during peak time of the flood event and will be able to leave the property after the storm event walking in an acceptable still flood depth.**
- Consider how a range of flooding events (including extreme events) will affect people and property; **refer to section 8.2 paragraph 2**
- Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event; **refer to Section 8.3 and Appendix 5.0 for the Emergency Flood Risk Management and Rescue Plan.**

Any further clarification, please do not hesitate to contact me

Regards



Alan Yan

Associate Director

MEng (Hons), MSc, C.WEM, MCIWEM, MCIHT

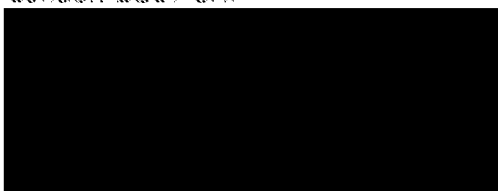
AKT II

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London EC1Y 8AF



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Thank you for your cooperation.

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