

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 November 2020 08:43
To: Planning Scanning
Subject: FW: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 06 November 2020 16:54
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 EOT agreement

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: 06 November 2020 16:52
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Jane Wood [REDACTED]
Subject: Re: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

Dear Anita

We are happy to agree to an extension until the 01/12/2020.

Assuming the EA and WSCC will be able to support the application and given the relatively low number of objections (I count 6 including the Town Council) are you intending to deal with the decision under delegated powers?

With regard to the second letter of from Mrs D Douglas, 5 Riverside Wharf, 47 River Road her objections are regarding loss of view, loss of sunlight, shading and loss of privacy:

Loss of view- as previously identified we don't believe this is a planning consideration.

Loss of sunlight and shading - the proposals readily meet the BRE 45 degree test meaning there is no issue with daylight, sunlight or shading

Loss of privacy- Drawing 1908-P-305 Proposed North West Elevation illustrates an obscure glass balustrade adjacent to 5 Riverside Wharf ensuring an appropriate level of privacy whilst maintaining as open an aspect from 5 Riverside Wharf as possible

While we believe our proposals strike an appropriate balance with regard to these issues and would prefer not to make further amendments to the proposals it would be helpful to know if you view them (or any of the other objections) as valid planning considerations and tipping the balance toward a refusal - we would rather provide further justification or seek to resolve any issues that are not acceptable.

Kind regards

Carl

Carl Gulland
Director



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

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

Sent: 06 November 2020 16:25

To: Carl Gulland

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

Dear Carl,

I think the best way to pursue the change in FFL is to submit amended plans as part of the application.

Given that the traffic data is still awaited and will require re-consultation can we agree an extension of time on the application ? County highways will need a minimum of 2 weeks to allow for a consultation response so shall we say until 01-12-2020?

Regards

Anita

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: 06 November 2020 16:13

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

Cc: Alan Yan [REDACTED]

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

Dear Anita

Please treat the document as a substitute FRA. The updated flood data requires the finished floor levels (FFL) of the wing adjacent to 47 River Road to be raised by 4cm. I can amend the plans and elevations to reflect this with a note confirming what will be a fairly indiscernible change? The overall height of the wing won't change as the roof pitch can be fractionally reduced. Alternatively I wondered if a condition noting that the FFLs must be no lower than 5.17m AOD would be an acceptable way of dealing with the issue?

We believe the updated FRA and resulting change of floor level will satisfy the issues raised by the Environment Agency.

I note that WSCC have acknowledged the land ownership concern is dealt with. We are awaiting the vehicular trip generation report early next week and anticipate that this will show a reduction of trips between the existing use and the proposed - I'll obviously submit this as soon as it is available.

Kind regards

Carl Gulland
Director



Beck Farm Studio
St. Leonard's Road, East End
Lymington, Hampshire, SO41 5SR

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

Sent: 06 November 2020 13:51

To: Carl Gulland [REDACTED]

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

Dear Mr Gulland,
Would you like me to treat this as a substitute FRA?
Regards
Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Alan Yan [REDACTED]

Sent: 06 November 2020 12:31

To: Brown, Sophie [REDACTED]

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; [REDACTED] Carl Gulland

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

Afternoon Sophie,

I hope you are well,

Please find a link below the our updated FRA report to reflect the new product 4 information from the EA.

<https://bigfilebox.akt-uk.com/lwt/12927-l6EWg8a5lutCLAw4ZWKHdeNgh>

To highlight, the product 4 confirms the flood levels would reach up to 4.87m AOD for a 1:200 yr AEP event in 2115. Allowing a 300mm freeboard, the habitable place would be protected to the required level of 5.17m AOD. JPA will update the levels to suit.

Any questions, please do not hesitate to contact me.

Regards



Alan Yan
Associate Director
MEng (Hons), MSc, C.WEM, MCIWEM, MCIHT

AKT II
Consulting Structural and Civil Engineers

White Collar Factory
1 Old Street Yard
London EC1Y 8AF



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Thank you for your cooperation

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From: Brown, Sophie [REDACTED]
Sent: 19 October 2020 15:13
To: Alan Yan [REDACTED]
Cc: Anita.Gardner@arun.gov.uk
Subject: RE: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

Hi Alan,

The levels have been updated since 2013. Please request a Product 4 from our Customer and Engagement Team [REDACTED] and they can ensure your request is dealt with by the appropriate team.

Kind regards

Sophie

Sophie Brown | Planning Advisor | Sustainable Places | Solent and South Downs Area | Environment Planning and Engagement

Environment Agency | Oving Road | Chichester | West Sussex | PO20 2AG

Please be aware I work Part Time hours and will be available Monday, Tuesday, and Wednesday, only. If you have any urgent enquiries outside of those hours please email [REDACTED]

From: Alan Yan [REDACTED]

Sent: 19 October 2020 12:48

To: Brown, Sophie [REDACTED]

Cc: Anita.Gardner@arun.gov.uk

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

Afternoon Sophie,

Thank you for your response below,

The flood levels has taken into account of the future, therefore it is unlikely that the levels would had changed since 2013. However, since the information was provided by the EA can I please request the EA to provide us with this updated information so I can include this into our FRA report.

Regards



Alan Yan

Associate Director

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

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From: Brown, Sophie [REDACTED]
Sent: 19 October 2020 11:30
To: Alan Yan [REDACTED]
Cc: Anita.Gardner@arun.gov.uk
Subject: RE: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

Dear Alan,

Thank you for your email. I have discussed your comments with the flood risk advisor who reviewed your FRA.

Just to clarify we agree with the methodology of your FRA, however the data from the EA which you included in your FRA appendix, for which you base the levels on, is from 2013 which is somewhat out of date. As per my response (Advice to Local Planning Authority/Applicant – Flood Data) you will need to provide an FRA with the most up-to-date data available.

Hope this clears up any confusion. Any further queries please do not hesitate to contact me.

Kind regards

Sophie

Sophie Brown | Planning Advisor | Sustainable Places | Solent and South Downs Area | Environment Planning and Engagement
Environment Agency | Oving Road | Chichester | West Sussex | PO20 2AG
T [REDACTED]

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From: Alan Yan [REDACTED]
Sent: 16 October 2020 10:26
To: PlanningSSD <[REDACTED]>
Cc: Carl Gulland <[REDACTED]>
Subject: 3421 - 55-57 River Road - EA FRA response Ref HA/2020/122604/01-L01

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

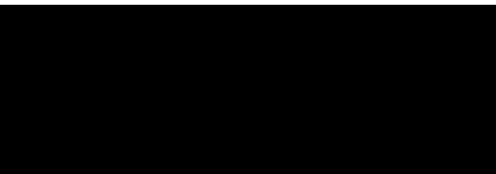
Regards



Alan Yan
Associate Director
MEng (Hons), MSc, C.WEM, MCIWEM, MCIHT

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