

Karen Parsons

From: David Easton
Sent: 27 November 2017 14:09
To: Karen Parsons
Cc: Nicola Spencer
Subject: FW: LU/295/17/PL - Land South of Unit 1 Arunside Industrial Estate, Fort Road

Extension of time agreement.

From: Peter Southgate [REDACTED]
Sent: 27 November 2017 12:10
To: David Easton
Subject: RE: LU/295/17/PL - Land South of Unit 1 Arunside Industrial Estate, Fort Road

Dear David,

I have been trying to speak with Juan or yourself to discuss this specific point.
The FRA has been in process, and it is due to be completed any day now.

I therefore agree to an extension of time until 19th.January 2018.

With regard to the overall picture, I should like to know, subject to the FRA what your recommendation will be.

I assume there are no other issues or requirements with regard to the application, but would appreciate if you could confirm.

Kind regards,

Peter.

Peter Southgate.
R.I.B.A

Atelier Consultants
Old Rectory Cottage
55C Kingston Lane
Southwick
BN42 4SP

[REDACTED]

From: David Easton [mailto:David.Easton@arun.gov.uk]
Sent: Monday, November 27, 2017 11:29 AM
To: [REDACTED]
Subject: LU/295/17/PL - Land South of Unit 1 Arunside Industrial Estate, Fort Road

Dear Mr Southgate,

I write in relation to the above planning application which is due for determination today.

However, an objection has been received from the Environment Agency due to the absence of an acceptable Flood Risk Assessment (FRA). Therefore, the only option currently available to the Local Planning Authority is to recommend this application for refusal.

The Environment Agency have stated that;

"The FRA submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to

- 1. Consider the effect of a range of flooding events including extreme events on people and property. We would expect an FRA to include modelled flood depths for the site and details of how the risk will be mitigated.*
- 2. Take the impacts of climate change into account.*
- 3. Consider how people will be kept safe from flood hazards identified*
- 4. 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."*

Therefore, in order to overcome this objection a new FRA will need to be submitted covering the deficiencies identified above and demonstrate that the development will not increase risk elsewhere and where possible reduces flood risk overall.

Due to this objection I must request an extension of time agreement whilst the additional information is prepared for submission to the Local Planning Authority (LPA). Once this additional information has been provided the LPA will need to consult with the Environment Agency who will require 21 days to respond. Therefore, I would be grateful if you could provide written confirmation of your agreement to an extension of time until the **19th January 2018**.

This extension in the determination of the application is considered to provide sufficient time for the completion of the amended FRA, re-consultation with the Environment Agency and preparation of the recommendation report. I hope the above provides sufficient detail in relation to this matter. However, please do not hesitate to contact me should you wish to discuss any of the above in greater detail.

Yours Sincerely,
David Easton

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