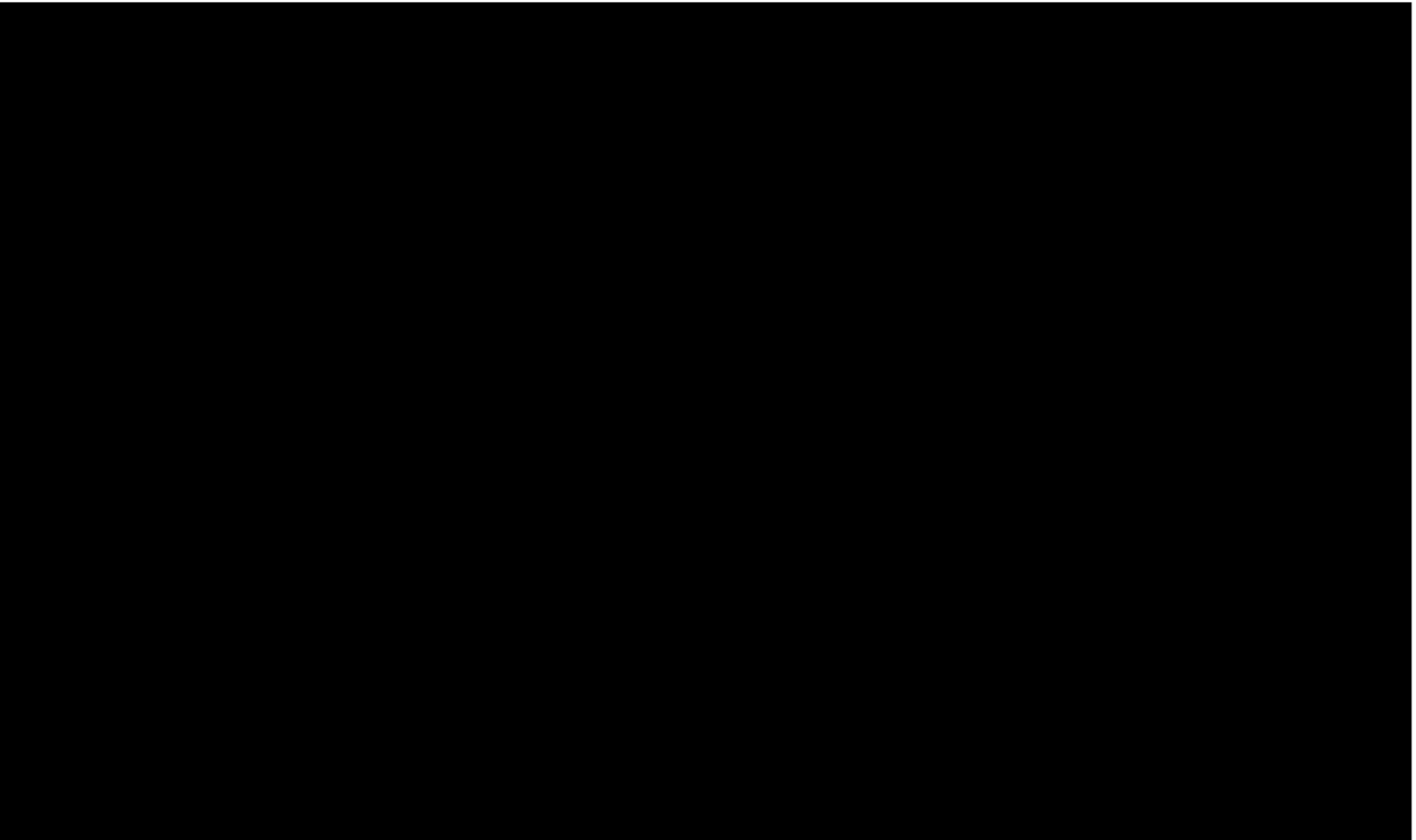




From: Laura Gibbons
Sent: 04 October 2018 09:46
To: Anita Gardner
Subject: RE: Revised Flood Risk Assessment Report - Land to south Old Mead Road, Wick, BN17 7PU Our ref:87637

Hi Anita,

Thanks for sending this through. As Jackie stated I do not believe the Environment Agency would find the proposals for permanent caravans acceptable in this location. Highly vulnerable development in flood zone 3a is a no.

Flood depths on the site are significant and I think letting a development of static caravans progress on such a site could pose a danger to life. Safe access and egress is not available. The inhabitants would be reliant on flood warnings/ getting these in time to be able to get to safety. This in my opinion is a big risk.

Have we asked the EA to look at this again? It is pretty clear from their original response there was a mistake, as it definitely doesn't refer to this site.

I believe Roger is going to have a chat with some people about the situation.

Happy to answer any other questions you may have. I used to work on wider flood risk issues for a consultancy, and worked on projects for developers and for the EA so do have a fair bit of knowledge in this area.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Save the environment - think before you print.

From: Anita Gardner
Sent: 26 September 2018 16:01
To: Laura Gibbons
Subject: FW: Revised Flood Risk Assessment Report - Land to south Old Mead Road, Wick, BN17 7PU Our ref:87637

Hi Laura,
Please can you advise if the attached information alters your previous comments?
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Visit Arun's web site at www.arun.gov.uk



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From: Jackie Stone [REDACTED]
Sent: 09 January 2018 15:48
To: Michael Smith
Subject: Revised Flood Risk Assessment Report - Land to south Old Mead Road, Wick, BN17 7PU Our ref:87637

Dear Michael,

We are now in receipt of the data from the EA and have revised the report accordingly. I have split the report into 2 parts (5MB or less) to allow you to upload the files onto the LPA planning portal.

Just to make you aware, the EA data shows the site to be within all the fluvial and tidal undefended extents, however the site would appear to be defended from fluvial and tidal flooding at the present day. The modelled flood data does show that the site would flood for the defended design tidal event with an allowance for climate change however – which is the required standard for planning.

As discussed previously, we have written the report with a vulnerability classification as “highly vulnerable” due to the fact the proposed application is for permanent residency of the mobile homes. In our experience the EA are likely to object in principle to “highly vulnerable” development within Flood Zone 3.

In light of the EA data, to give the application the best chance possible ideally the caravans should be used for holidays lets which then downgrades the vulnerability classification to “more vulnerable”.

However there remains the issue with regards to safe escape, which cannot be provided as per the specifications in the NPPF. Therefore, safe escape will have to be provided by a flood warning and evacuation plan which will be prepared in liaison with the Council's Emergency Planners and tied in with the local emergency plans for the area. No safe egress to a first/second floor can be provided on the site which would be ideal.

Alternatively have you considered, permanent brick built residential properties with undercroft parking? The residential flood level would need to be raised to around 1m above external ground level to be above the design flood level with the required freeboard, but this proposed development would be classified as “more vulnerable”. While you couldn’t demonstrate safe escape from the site you could provide safe egress within the property on the first/second floor in the event of a flood.

We have written the most positive report possible for the development in its current form (mobile homes intended for permanent residential use), however in our experience the EA are likely to object in principle to the development as well as the lack of safe escape, and the potential vulnerability of the structures to flooding.

If you have any questions and queries please don’t hesitate to contact me.

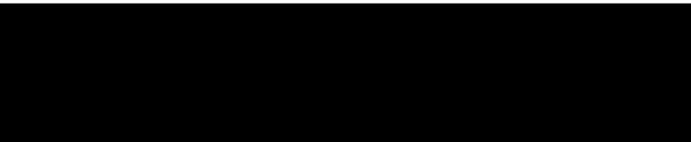
Kind regards

Jackie S

Jackie Stone | Consultant



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