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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 31 August 2021 10:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: LY/10/21/PL- The Barn Station Road Lyminster BN18 9PH

Engineers Comments Regarding Flood Risk and Surface Water Drainage

Flood risk comments-

We note that the application is within Flood Zone 3 and is at high risk of surface water flooding. We do wish to highlight that there is a significant risk of proposing sleeping accommodation on the ground floor in an area that is shown to be at high risk of flooding, we do not usually support such proposals. Providing temporary/ guest accommodation in a an area at high risk of flooding can be even more challenging as it is unlikely that those staying at the dwelling will be aware of the risk and signed up to flood warning services. We would recommend that predicted flood depths at the site are obtained from the EA via a product 4 application. The Environment Agency should also be consulted. The planning officer should consider flood risk further.

Surface water drainage comments-

It does not appear that the proposals will result in an increase in impermeable area, as a result we have no conditions to request.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



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