

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

Sent: 29 January 2021 10:51

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

Subject: FW: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE M/75/20/PL

Importance: High

Please scan as pre commencement agreement

Anita Gardner

Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]
Sent: 29 January 2021 10:36

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

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE M/75/20/PL

Importance: High

Hi Anita,

Thanks for your email. I confirm my client is happy with the pre commencement condition to be attached to the planning approval.

I believe the updated drawing 2.02A I sent you before Christmas shows the 45 degree line on it?

Kind Regards

Alastair

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

Sent: 29 January 2021 10:17

[REDACTED]
Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE M/75/20/PL

Hi Alastair,

The EA have advised they have no objection to the proposal subject to an appropriate condition. I have therefore written my officer report up for approval. Yesterday I sent a request to your agreement to imposition of a pre commencement condition in respect of drainage and would appreciate your agreement as soon as possible so that the application can be determined.

Do you have any drawings demonstrating compliance with the 45 degree rule. If so can they be submitted to include within the application? Could you also check the street scene elevations? I think that the neighbouring dwellings maybe transposed in that from photos I have taken the bungalow is located with the garage and the chalet dwelling to the other side where there is no garage. Can you clarify as soon as possible please?

Thanks

Anita

Anita Gardner

Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk

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[REDACTED]
Sent: 14 January 2021 18:08

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

Subject: FW: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Anita,

Please find attached the revised FRA which include the flood risk data.

Kind Regards

Alastair

From: Oliver Harvey [REDACTED]

Sent: 14 January 2021 17:53

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Alastair,

Please find attached the FRA for 13 Elm Drive. If you need any amendments to the report please do let me know and we will get it changed for you.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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[REDACTED]

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Sent: 14 January 2021 17:12

To: Oliver Harvey [REDACTED]

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Oliver,

We need the update FRA as soon as possible. Please can you send through tomorrow at the latest.

Kind Regards

Alastair

From: Oliver Harvey [REDACTED]
Sent: 07 January 2021 14:51

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Alastair,

I hope you are well.

We received the data earlier this week on the 4th January. It appears to be quite positive with the site being shown to remain unaffected by flooding during the defended 2115 scenario. I have attached the relevant flood extents. We will need to apply new climate change factors onto this.

We should note that in the past we have been asked to use undefended events to demonstrate a worst case scenario. The 2115 undefended flood level is 5.00mAOD. The easiest way to mitigate against this flood risk is to simply have all sleeping accommodation on the first floor. This should put the most vulnerable parts of the house at circa. 6.10mAOD (assuming a floor to ceiling height of around 2.4).

The team are currently in the process of updating the FRA with the new info and we should have the report over to you next week.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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Sent: 07 January 2021 12:48

To: Oliver Harvey [REDACTED]

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Oliver,

Happy New Year.

I am just chasing to see if you have received the flood risk data from the Environment Agency yet. If not it is well over due and needs to be chased.

Kind Regards

Alastair

Sent: 18 December 2020 10:42

To: 'Oliver Harvey'

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Oliver,

Thanks for sending this through.

Hope you have a good Christmas

Kind Regards

Alastair

From: Oliver Harvey

Sent: 17 December 2020 18:37

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Alastair,

Please see attached.

As discussed, this version of the report doesn't include any EA data. The data request was put in 25/11 and the EA have a statutory period of 20 working days for data turnarounds. As of today we are on day 16/17 so would expect to receive something within the next few days. Once we have the data we can quantify the risk of flooding to the site and propose more specific mitigation measures.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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Sent: 17 December 2020 17:28

To: Oliver Harvey [REDACTED]

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Oliver

Are you able to get the FRA to me tonight?

Kind Regards

Alastair

From: Oliver Harvey [REDACTED]

Sent: 10 December 2020 11:01

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Alastair,

We have the Adur and Arun EA models on file, but these do not stretch far enough west to cover Bognor. After doing a little bit of digging the model files that cover Bognor is the River Arun to East Head Coastal Modelling. We did put a data request in when we initiated the project so hopefully we will get the files within the next week.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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Sent: 10 December 2020 10:56

To: Oliver Harvey [REDACTED]

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Oliver,

Thanks for getting back to me. How long will it take to get the data - I was under the impression you had the EA models on file ?

Kind Regards,

Alastair

From: Oliver Harvey [REDACTED]

Sent: 10 December 2020 10:43

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Alastair,

Apologies, I have been in meetings all morning.

I have attached the initial draft version of the FRA. The EA haven't provided us with data yet for the site and the data we have on file doesn't quite cover the site location. The EA data would generally provide us with a better understanding of flood levels and any potential mitigation measures that we may need to implement, for example, setting finished floor levels. It would probably be best to wait for this data to come in before finalising the report.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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Sent: 10 December 2020 09:08

To: Oliver Harvey

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Oliver,

I tried calling you but only to get through to your voice mail. We do need to submit the flood risk assessment to the planner as soon as possible. Please can you get back to me as soon as you are able.

Kind Regards

Alastair

Sent: 09 December 2020 07:00

To: 'Oliver Harvey'

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Morning Oliver,

I am just chasing to see if the flood risk assessment has now been completed?

Kind Regards,

Alastair

From: Oliver Harvey

Sent: 20 November 2020 16:19

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Hi Alastair

Thanks for sending through the additional information, I will get it over to the admin guys to initiate the project and get it scheduled in. 8th December should give us plenty of time to get it sorted.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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Sent: 20 November 2020 11:20

To: Oliver Harvey

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Morning Oliver,

Thanks for your email. I have completed the contact information below. I have agreed an extension of time with the planner until the 8th December. I trust you will be able to get the completed FRA to us by then.

Kind Regards,

Alastair

From: Oliver Harvey

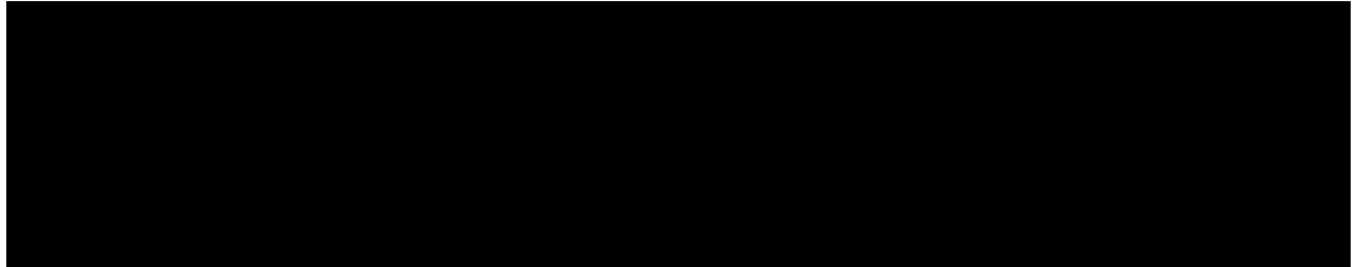
Sent: 20 November 2020 09:37

Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Good Morning Alastair,

I hope you are well.

We have got the EA models on file for the area so our standard timeframes for this would be around 10 working days. Our admin/accounts team require confirmation of invoicing details prior to formally initiating the project for our QMS. If you could complete the section below (in blue) and I will forward the details onto them. Our standard payment terms would be to invoice for the works when we have sent an initial draft to you for review.



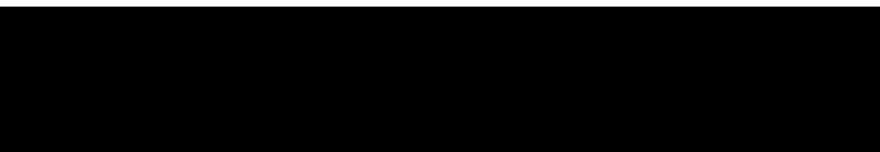
Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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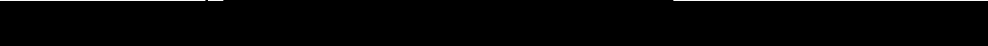
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Sent: 19 November 2020 17:06

To: Oliver Harvey



Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Morning Oliver,

Our client would like to appoint you to carry out the FFA, please can you let me know your time frame for doing the work? I have copied in the client into this email and please invoice them directly as when necessary.

Kind Regards,

Alastair

From: Oliver Harvey [REDACTED]
Sent: 30 September 2020 17:18
To: Euan Clark - Folkes Architects [REDACTED]
Subject: RE: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Good Afternoon Euan,

I hope you are well.

Many thanks for your enquiry and for the opportunity to quote for Flood Risk Assessment (FRA) works at 13 Elm Drive, Bognor Regis, PO22 6JE. We understand that the proposed development is for the construction of a replacement dwelling.

Please see below our initial findings and comments to assist with this project. Our FRA fee proposal is attached.

An initial investigation shows that the site is located within Flood Zone 3 of the tidal models of the EA flood map. The EA Flood Map for Planning is provided in the attached fee proposal. The image below is a higher resolution version of the EA Flood Map for Planning created using in-house data sources.



As the site is located within a Flood Zone 3 area (High Risk) the proposed structure is required under National Planning Policy Framework and Flood Risk Standing Advice to produce a Flood Risk Assessment. Furthermore, as part of the FRA we will be required to implement the exception test. The Exception Test requires developments to demonstrate that:

1. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
2. The development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall

The Flood Risk Assessment will be written in accordance with the requirements of the National Planning Policy Framework, it will include an analysis of the flood risk posed to the site, as required by the guidance, for the following source of flooding; tidal (seas and estuaries), fluvial (rivers and watercourses), pluvial (rainfall), groundwater, as well as the potential risk of a failure of flood defences, and reservoir failure. These items need to be assessed to determine how the proposed development can be made safe, and as a minimum meet certain design criterion (which vary based on the flood risk identified at the site). We will advise if mitigation measures are required to be incorporated within the design and look to work closely with yourselves and the EA to get an appropriate building layout approved.

Timeframes

As discussed, we have done quite a lot of work along the south coast (Worthing, Shoreham, Littlehampton, Bognor etc.) so we should have the EA models on file. This means that we do not need to request this information from the EA – eliminating the statutory 20 working day turnaround associated with the data request. As such, we can turn around a report within 10 working days.

Fees

Fees are detailed within the 'Quotation Matrix' on page 2 of the attached PDFs.

We hope that this quotation meets with your approval and hope to hear from you in the near future. Should you require any further information please do not hesitate to contact me. If you would like us to proceed, please either fill out and return (via fax, post or scanned email) our proposal, or fill in the form below in reply to this email.

What makes Ambiental Different

At Ambiental we are committed to providing a high-quality service instead of just providing you with a report. This means that if we identify areas of the design proposals that do not comply to policy, we will highlight these areas and discuss all possible design options with you identifying alternative options. We won't simply give you a standard report to submit to planning knowing the mitigation measures within the report cannot be incorporated into the design proposals.

Next Step

If you would like us to proceed with the works, could you please click 'reply' to this email, and fill in the section below (please make sure this email is included at the bottom of your reply). Alternatively, please print out, sign, complete, and return a copy (scan or photo is sufficient) of the quotation matrix and final page of the attached quotation.

Acceptance of our Terms

Your instruction to proceed will amount to your acceptance of the terms set out in this email and in our Terms and Conditions attached. This email and its attached fee proposal set out the basis of the contract between us and it is therefore important that you keep them in a safe place for future reference.

I, _____, hereby acknowledge and confirm my agreement to appoint Ambiental on the basis of fee proposal 13905_FolkesArchitects_Bognor (attached to and discussed in this email) and the attached standard Terms and Conditions.

The details provided below will appear in the invoice as you enter them. Payee to be provided.

The Contact Details that are suitable for invoicing are:

Company/Personal Address:

Company VAT Number (if applicable):

Contact Name:

Email Address:

Telephone Number:

Mobile Number:

If you should have any questions, please do not hesitate to contact me.

Kind Regards,

Oliver

Oliver Harvey BSc (Hons) MSc | Flood Risk and Drainage Consultant

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From: Euan Clark - Folkes Architects

Sent: 29 September 2020 17:22

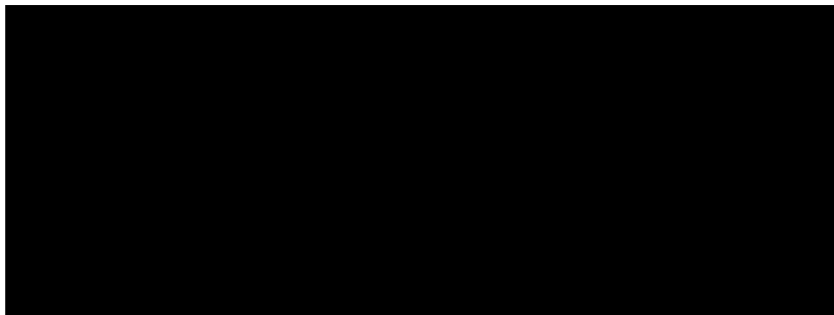
To: Oliver Harvey

Subject: Re: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Good afternoon Oliver,

Re: Replacement Dwelling, 13 Elm Drive, Bognor Regis, PO22 6JE

Thank you for your time earlier, as discussed, please find attached the topographical survey for the site and the proposed replacement dwelling. Please can you provide a quote for preparing an FRA to support the planning submission.



Any questions, please just shout.

Kind Regards

Euan Clark BA(Hons) BArch MA RIBA
Associate Architect

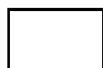


The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA



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