

Tracey Headley-Smith

From: Nicola Spencer
Sent: 17 September 2015 10:06
To: Tracey Headley-Smith
Subject: FW: R/114/15/HH 81 Sea Avenue, Rustington

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ross Leal
Sent: 11 September 2015 08:35
To: Nicola Spencer
Subject: FW: R/114/15/HH 81 Sea Avenue, Rustington

Hi Nicola,

I have passed through the file and Action Sheet for this additional detail regarding addressing flood risk. Can the file be updated and the email uploaded please – also Tom C re-consulted (see sheet).

Thanks,

Ross

From: Russell McCourtly [REDACTED]
Sent: 10 September 2015 16:55
To: Ross Leal
Cc: 'Kathryn'; 'Emma Weaver'; 'Liz Galloway'
Subject: RE: R/114/15/HH 81 Sea Avenue, Rustington

Hi Ross,

I'm sorry for the delayed response, but I wanted to take a bit of time to look into this properly.

In response to the points highlighted below:

- ❖ The extensions finished floor levels will match the existing property exactly, no steps up or down. This is shown by the purple lines on the proposed elevations;
- ❖ The materials used in construction will contain a cavity wall, and aluminium doors and windows, eliminating any water permeability into the structure. Additionally there will be existing impermeable concrete hardstanding which will be removed and replaced with permeable shingle – actively improving the surface water drainage situation;
- ❖ Building Control will require geocellular crate soakaways which will be sized appropriately and checked/approved;
- ❖ The risk of flooding is predominantly due to the proximity to the coast, not caused by off-site extensions etc.

I hope this addresses your points adequately.

Kind regards,
Russell McCourty ACIAT

Caldotec Ltd

From: Ross Leal [REDACTED]
Sent: 27 August 2015 10:02
To: Kathryn [REDACTED]
Cc: Russell McCourty [REDACTED]
Subject: FW: R/114/15/HH 81 Sea Avenue, Rustington
Importance: High

Kathryn,

What we now need you to do as agents is to confirm that the extension(s) will comply with the below -- see also the links below in the text:

Minor extensions standing advice

You need to provide a plan showing the finished floor levels and the estimated flood levels.

Make sure that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If your floor levels aren't going to be 300mm above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience measures.

State in your assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

Your plans need to show how you've made efforts to ensure the development won't be flooded by surface water runoff, eg. by diverting surface water away from the property or by using flood gates.

If your minor extension is in an area with increased flood risk as a result of multiple minor extensions in the area, you need to include an assessment of the off-site flood risk. Check with your local planning authority if this applies to your development.

Make sure your flood resistance and resilience plans are in line with the guidance on improving the flood performance of new buildings.

I look forward to an early reply.

Ross

From: Brown, Sophie [mailto:[REDACTED]]
Sent: 26 August 2015 17:15
To: Ross Leal
Subject: RE: R/114/15/HH 81 Sea Avenue, Rustington

Hi Ross,

Just had look at the application and it falls within our Flood Risk Standing Advice (FRSA) for householder and minor extensions. Please refer to our FRSA at the following link:

<https://www.gov.uk/flood-risk-assessment-local-planning-authorities>

Any questions let me know.

Many thanks,

Sophie Brown

Environment Agency – Solent and South Downs
Sustainable Places East
Sustainable Places Planning Advisor
[Redacted]



Planning for the
future of water



Have your say on the draft updates to the river basin management plans and the draft flood risk management plans

www.gov.uk/government/consultations/update-to-the-draft-river-basin-management-plans

www.gov.uk/government/consultations/draft-flood-risk-management-plans

From: Ross Leal [mailto:[Redacted]]
Sent: 26 August 2015 16:20
To: Brown, Sophie
Cc: Kathryn [Redacted]
Subject: FW: R/114/15/HH 81 Sea Avenue, Rustington

Sophie,

Good to speak to you. Please find attached a copy of the FRA (you will need to open the email attachment). I also attach details from our system relating to sending and a copy of the consultation.

If you could let me have some comments soon, then it would be very much appreciated. I have copied the agent in so that there is no need for duplication of contact with you.

Many thanks,

Ross

Ross Leal DipTpt, MRTPI | Senior Planning Officer, Planning Department, [Arun District Council](http://www.arun.gov.uk) |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[Redacted]

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From: Kathryn [mailto: [REDACTED]]
Sent: 26 August 2015 14:10
To: Ross Leal
Subject: RE: R/114/15/HH 81 Sea Avenue

Many thanks for your quick reply, I will drop EA an email so we can hopefully get this moving.

Kathryn

From: Ross Leal [mailto: [REDACTED]]
Sent: 26 August 2015 13:08
To: 'Kathryn'
Subject: RE: R/114/15/HH 81 Sea Avenue
Importance: High

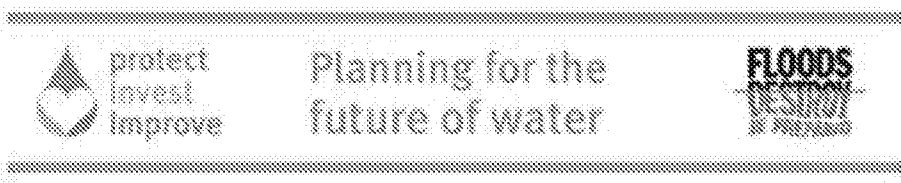
Kathryn,

Yes they said they had successfully done something to the system last night – come this morning ½ the phones were not working and still are not, so clearly not as successful is they claim!

We consulted EA on the FRA on 29/07 and are still waiting to hear from them. Subject to flooding, my view remains supportive. That said it will need to go to Committee as we have a PC objection. Unless I hear from EA by the end of next week I will miss agenda for the Sept Committee. I think it would be helpful if we all chased EA.

Sophie Brown

Environment Agency – Solent and South Downs
Sustainable Places East
Sustainable Places Planning Advisor



That said it is a little difficult for me to call her right now!!

Ross

From: Kathryn [mailto: [REDACTED]]
Sent: 26 August 2015 12:26
To: Ross Leal
Subject: R/114/15/HH 81 Sea Avenue

Dear Ross

I understand that your phone lines are playing up today! Further to our last phone conversation regarding the above site and I have been requested by the applicant to keep a close eye on the application now all consultations are in. Have you had chance to take a view on the application yet? I know its early days since consultations finished but any news (specifically with regards to the objections) would be great.

Many thanks

Kathryn

Kathryn Welch

Caldotec Ltd

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