

in Baeza

From: Guy Edwards
Sent: 04 October 2011 09:49
To: Juan Baeza
Subject: RE: Gunstone Farm

Juan,

I am satisfied the flood risk is low to the proposed location of the temporary unit and its proposed use and the reference to the EA's flood warnings and an evacuation plan included in the submission adequately cover the risk.

I apologise for dragging out the consideration of the proposal.

Regards, Guy

From: Juan Baeza
Sent: 04 October 2011 09:24
To: Guy Edwards
Subject: FW: Gunstone Farm



From: Juan Baeza
Sent: 16 September 2011 09:05
To: Guy Edwards
Subject: Gunstone Farm

Guy,

I've attached the decision notice which includes the relevant condition number 4. In your opinion is the information in the submitted statement fulfil the requirements? If you would like to see what was included with the original application concerning drainage all docs are enclosed in the web site under planning application reference WA/72/10. If you have difficulty accessing I can guide you over the phone. I'm in the office now till 2.45.

Regards

Juan



From: Guy Edwards
Sent: 16 September 2011 07:48
To: Juan Baeza
Subject: RE: 110914 My cmnts Gustone Farm Emergency Flood Risk Plan Sep11.doc

Juan,

04/10/2011

Dawn is correct in that I was not told the detail of what is proposed.

If all that is required is copy of the EA's flood warnings and an evacuation plan that is included in the submission.

I do not know if building/development proposals should have additional arrangements and precautions such as I provided in my comments.

Regards, Guy

From: Juan Baeza
Sent: 15 September 2011 09:56
To: Guy Edwards
Subject: FW: 110914 My cmnts Gustone Farm Emergency Flood Risk Plan Sep11.doc

[REDACTED]

From: Dawn Appleton [REDACTED]
Sent: 14 September 2011 14:18
To: Juan Baeza
Subject: RE: 110914 My cmnts Gustone Farm Emergency Flood Risk Plan Sep11.doc

Dear Juan,

The Council's emergency officer does not appear to have been supplied with all the background information; the original flood risk assessment, correspondence with the EA or indeed the details of what is proposed.

My understanding is that the condition requires submission of a flood warning and evacuation plan (EA letter dated 4/1/11 refers) and this is what the submitted details do.

Your further thoughts would be appreciated.

Regards

Dawn

From: Juan Baeza [REDACTED]
Sent: 14 September 2011 13:07
To: Dawn Appleton
Subject: 110914 My cmnts Gustone Farm Emergency Flood Risk Plan Sep11.doc

Dear Dawn,

Do you have any comments before I proceed any further? Attached are the comments of the Council's emergency officer. The EA declined to comment stating that it was not within their remit.

Regards

Juan
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"Gustone Farm Emergency Flood Risk and Rescue Plan"

I don't consider the "Gustone Farm Emergency Flood Risk and Rescue Plan" lives up to the title because it does not discuss/include:

- There is no detail of drawings as to what is being proposed at the site; is it of a new development or what?
- There is no discussion/proposal for the management of Surface Water Flooding to include for proposed attenuation rates for existing discharge rates for storm water discharge and for the overland flows and how the proposed development might be built so as not to impede these
- There is no detail of freeboard level of the ground floor building levels (at ... m AOD) above the modelled 1 in 200 flood event.
- There is no mention of how the building design will add resilience and protection to the users. Mention should include:

- The ground finished floor level (... m AOD) of the building set above the 1 in 200 flood level
- year tidal flood level at the site, projected forward to the expected year of the life of the development
- Building design features so that potential flood damage would be minimised in the event of a rare flood, in excess of 1 in 200 year event. Such as:
 - ... Concrete floor with waterproof membrane
 - ... Sealed service ducts
 - ... Locate electrical and other plant on first floor
 - ... High level electrical sockets
 - ... Optimise security of supplies
 - ... Anti-slip surfaces on walkways
 - ... Emergency lighting with power source above flood level

- Inclusion of more flood data would be helpful such as:

The site is located within an area identified as susceptible to flooding. However, the site benefits from the presence of flood defences

Despite the presence of the defences, there are extreme events which could result in defences being breached or overtopped. The maximum flood levels predicted from such situations are The full details are included in the site specific Flood Risk Assessment

Modelled Flood Data at Site

Condition	Maximum Predicted Flood Level (m AOD)	Predicted Depth Of Standing Water at Pedestrian Entrance
Flooding from ... 1 in 100 annual probability, worst combination of river flow and ...		
flooding from 1 in 200 annual probability to 2060		

- ✖ No mention or observance and requirements of the references:
 - PPS25
 - CIRIA Report C624 and C697
- ✖ No mention of flooding from sewers or the possibility of such including:
 - What sewers are present including their runs, locations and diameters
 - Their capacity to cope with storm flows and increased surface water discharge

- Flood Warnings detail:
 - The Environment Agency (EA) issue three levels of flood warnings as follows - Flood Alert, Flood Warning and Severe Flood Warning - that will help prepare for flooding and necessary actions.

Online Flood Forecast	 FLOOD ALERT	 FLOOD WARNING	 SEVERE FLOOD WARNING	Warning no longer in force
What it means Be aware. Keep an eye on the weather situation.	What it means Flooding is possible. Be prepared.	What it means Flooding is expected. Immediate action required.	What it means Severe flooding. Danger to life.	What it means No further flooding is currently expected for your area.
When it's used Forecasts of flooding on our website are updated at least once a day.	When it's used 2 hours to 2 days in advance of flooding.	When it's used Half an hour to 1 day in advance of flooding.	When it's used When flooding poses a significant threat to life.	When it's used When river or sea conditions begin to return to normal.
What to do • Check weather conditions. • Check for updated flood forecasts on our website.	What to do • Be prepared to act on your flood plan. • Prepare a flood kit of essential items. • Monitor local water levels and the flood forecast on our website.	What to do • Move family, pets and valuables to a safe place. • Turn off gas, electricity and water supplies if safe to do so. • Put flood protection equipment in place. • Protect yourself and help others.	What to do • Stay in a safe place with a means of escape. • Be ready should you need to evacuate from your home. • Co-operate with the emergency services. • Call 999 if you are in immediate danger.	What to do • Be careful. Flood water may still be around for several days. • If you've been flooded, ring your insurance company as soon as possible.

The general warnings are found on the EA's 24-hour 7-day Flood Line service, on 0845 988 1188. For the River Arun through Arundel the specific code number is 0123223, which should be entered at the prompt. The Environment Agency Flood Warning Service can be contacted on 0845 988 1188 to register to receive flood alerts through the EA Flood Warnings Direct service. This is a free service which provides vital information in the event of a flood.