

Hazel Long

From: dcplanning shared
Subject: FW: Planning application 20/02491/OUT - Land to the west of Church Road, East Wittering (DMH Stallard Ref:319840-4)

From: Jane Thatcher
Sent: 14 April 2021 17:40
To: dcplanning shared
Subject: FW: Planning application 20/02491/OUT - Land to the west of Church Road, East Wittering (DMH Stallard Ref:319840-4)

Please can you upload the below email chain to planning file 20/02491/OUT and label: CONSULTEE COMMENT – CDC COASTAL AND DRAINAGE ENGINEER (08/01/2021) – PUBLIC

Kind regards,



Jane Thatcher
Senior Planning Officer
Majors and Business

Ext: 21163 | Tel: 01243521163 | jthatcher@chichester.gov.uk | Fax: 012437767766

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From: Martin Gillam
Sent: 08 January 2021 09:01
To: Jane Thatcher
Cc: Dominic Henly
Subject: RE: Planning application 20/02491/OUT - Land to the west of Church Road, East Wittering (DMH Stallard Ref:319840-4)

Dear Jane

Yes I'm happy with the minimum FFLs although I suggest these are still conditioned.

Many thanks

Martin



Martin Gillam
Foreshores
Chichester District Council

Ext: 34587 | Tel: 01243534587 | mgillam@chichester.gov.uk | Fax: 01243 776766

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From: Jane Thatcher
Sent: 06 January 2021 15:18
To: Martin Gillam
Subject: FW: Planning application 20/02491/OUT - Land to the west of Church Road, East Wittering (DMH Stallard Ref:319840-4)

Dear Martin,

Please see email below and attached in relation to your comments (see attached).

Are you content with the details provided in relation to minimum FFLs?

Kind regards,



Jane Thatcher
Senior Planning Officer
Majors and Business

Ext: 21163 | Tel: 01243521163 | jthatcher@chichester.gov.uk | Fax: 012437767766

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From: Lamb, Katie [REDACTED]

Sent: 02 December 2020 10:41

To: Jane Thatcher

Subject: Planning application 20/02491/OUT - Land to the west of Church Road, East Wittering (DMH Stallard Ref:319840-4)

Dear Jane,

Thank you for taking the time to speak with me earlier in the week.

I promised to send you the letter that we have sent to Planning Policy in relation to the 2115 flood event, this sets out why and how the site can safely be developed. We also welcome the response from the Environment Agency and the Council's own Coastal Protection and Land Drainage Officer.

In respect of the latter, please can we refer you to our FRA and Sustainable Drainage Report, which states that the existing ground levels vary from 4.88 AOD (minimum) to 5.36 AOD, which reflects the comments/requirements of the Coastal Protection and Land Drainage Officer.

With thanks,
Katie

Katie Lamb | Director of Planning | [REDACTED]
For and on behalf of DMH Stallard LLP
[REDACTED]

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Consultee Comments for Planning Application 20/02491/OUT

Application Summary

Application Number: 20/02491/OUT

Address: Land To The West Of Church Road Church Road West Wittering West Sussex

Proposal: Outline planning application for residential development of 70 dwellings (some matters reserved except for access).

Case Officer: Jane Thatcher

Consultee Details

Name: Mr Coast Protection & Land Drainage Officer

Address: Chichester District Council, East Pallant House, 1 East Pallant Chichester, West Sussex
PO19 1TY

Email: Not Available

On Behalf Of: Coastal And Drainage Engineer

Comments

Dear Jane

Thank you for re-consulting us on this application

We have reviewed all of the latest information and can confirm we have no further comments to make in addition to those we made on the 4th Nov 2020 & 8th Jan 2021, which remain valid.

Kind regards

Dominic Henly

Consultee Comments for Planning Application 20/02491/OUT

Application Summary

Application Number: 20/02491/OUT

Address: Land To The West Of Church Road Church Road East Wittering West Sussex

Proposal: Outline planning application for residential development of 78 dwellings (some matters reserved except for access).

Case Officer: Jane Thatcher

Consultee Details

Name: Mr Coast Protection & Land Drainage Officer

Address: Chichester District Council, East Pallant House, 1 East Pallant Chichester, West Sussex PO19 1TY

Email: Not Available

On Behalf Of: Coastal And Drainage Engineer

Comments

Dear Jane

Thank you for consulting us with regards to this application.

Flood Risk: The majority of the site, including where housing is proposed falls within flood zone 1 (low risk) however a small area of the site falls within flood zones 2 and 3 (High Risk) therefore the Environment Agency should be consulted and should comment on the acceptability of the development in this location.

The FRA which accompanies the application indicates that the site may be at increased risk during the lifetime of the development due to predicted sea level rise. The new dwellings must be built to be resilient to not only current risk, but also the risk during their lifetime, and they cannot rely on new defences being constructed. Although the policy is hold the line this is subject to funding and therefore offers no guarantees defences will be constructed.

Please could the applicant provide details on their minimum FFLs, in order for the houses to be resilient, they will need to provide a suitable buffer (300mm+) above the 1 in 200yr. flood event 2120 (around 4.6m AOD). If you are minded to approve the application this should be a condition of approval (minimum FFLs no lower than 4.9m AOD).

Surface Water Drainage:

Based on the geology and findings of ground investigations from the adjacent site to the south we feel infiltration is unlikely to be feasible on this site. The documents submitted in support of this application suggest that the proposed means of surface water drainage is an attenuated discharge

to a local watercourse. This approach is acceptable in principle as the surface water drainage scheme design follows the hierarchy of preference as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA, the potential for on-site infiltration should still be investigated through winter groundwater monitoring and winter percolation testing. The results of such investigations will be needed to inform the design of any infiltration structures, or alternatively be presented as evidence as to why on-site infiltration has not been deemed viable for this development.

If following site investigations it is concluded that on-site infiltration is viable, infiltration should then be utilised to the maximum extent that is practical (where it is safe and acceptable to do so). Any soakage structures should not be constructed lower than the peak groundwater level. Wherever possible, roads, driveways, parking spaces, paths and patios should be of permeable construction. We would also like to see dedicated discrete soak-away structures for each individual property.

If on-site infiltration is not possible, drainage via a restricted discharge to a suitable local watercourse may be acceptable. (Any discharge should be restricted to greenfield run-off rates, with a minimum rate of 2l/s). We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site. We would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as plastic crate systems.

Well-designed SuDS components include features that are no more hazardous than those found in the existing urban landscape, for example ponds in parks or footpaths alongside canals, therefore if the SuDS features are designed in an appropriate and safe manner, there should be no need for unsightly fencing and areas of restricted access. Additionally, consideration should be given to the nature of SuDS features that are chosen to be incorporated into the design, for example will the SuDS features be useable open spaces (such as detention basins etc.) in all but the most extreme weather events, or will they be year round water features such as ponds.

A preliminary Health and Safety assessment (in accordance with the SuDS Manual) should be developed at the outline design stage, early in the Construction, Design and Management planning process.

Given the nature of the development, to bring it in line with current guidance, the documentation supporting the drainage design should be able to demonstrate that the infiltration/SuDS features can accommodate the water from a 1 in 100 year critical storm event, plus an additional 40% climate change allowance.

Should the application be approved, we recommend the following conditions to ensure the site is adequately drained:

Development shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed scheme

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Surface Water Drainage Proposal Checklist

The council has created a Surface Water Drainage Proposal Checklist document that can be found in the downloadable documents box on the following webpage:

<http://www.chichester.gov.uk/landdrainage>. This document is designed to clearly outline the councils expectations and requirements for Surface Water Drainage Proposals. If the applicant wishes to avoid pre-commencement conditions relating to surface water drainage, we ask that they submit detailed surface water drainage proposals in line with the requirements of this checklist. Alternatively if pre-commencement surface water conditions are applied to their application this document should then be used for any subsequent Discharge of Conditions Applications.

Kind regards

Martin Gillam



Planning Policy
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

Date 12 November 2020
Your ref HWW0002a
Our ref 0704/319840-2

Dear Sirs

**Land west of Church Road, East Wittering
Chichester Housing and Economic Land Availability Assessment Ref. HWW0002a
On behalf of Welbeck Strategic Land (IV) LLP**

DMH Stallard LLP act on behalf of Welbeck Strategic Land (IV) LLP ("Welbeck") in relation to the promotion of land west of Church Road, East Wittering (the "Site") for housing development. The Site has been assessed in the Council's Housing and Economic Land Availability Assessment ("HELAA") under HELAA ID HWW0002a – Land at Church Road.

The HELAA 2020 discounts the Site at Stage 2 of the assessment process, Appendix 2 of the HELAA states that it is dismissed as a large proportion of the site is in a climate change risk zone in 2115.

We acknowledge that the HELAA is a living document, however, it forms an important component of the Local Plan Review evidence base. It is also a public document, therefore it should be robust and accurate. It is on this basis that we write to request that the Council review's the methodology and subsequent assessment process. The Council have incorrectly dismissed the Site at Stage 2 of the process, meaning that it is discounted from full and proper consideration through the HELAA process.

The Site is within land identified within the Council's Strategic Flood Risk Assessment 2018 (SFRA) as being located within a 2115 tidal event zone. This is an extreme tidal event, and should not be confused with identified Flood Zones as denoted on the Flood Map for Planning.

Griffin House 135 High Street Crawley West Sussex RH10 1DQ DX DX 57102 Crawley
Main line 01293 605000 **Direct line** 01293 605192 **Fax** 01293 605080 **Email** Katie.Lamb@dmhstallard.com

Offices in London, Gatwick, Guildford, Brighton and Horsham. Website www.dmhstallard.com

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Welbeck have submitted an outline planning application (Ref. 20/02491/OUT) for up to 78 dwellings on part of the land identified within the HELAA (Ref. HEW0002a). A Flood Risk Assessment (FRA) accompanies that application and is enclosed herewith. The FRA acknowledges that the Site may be susceptible to tidal/coastal flooding when accounting for sea level change to 2115. However, it is noted that the current strategy for the coastline between East Wittering and Bracklesham is to 'hold the line – sustain', suggesting a long-term strategy to maintain current standards of sea defence. Furthermore, site specific mitigation measures are recommended that would address future flood risks appropriately, ensuring the long-term resilience of the site to the impacts of flooding.

Initial comments on the outline planning application have been received from CDC's Coastal and Drainage Engineer (enclosed), which generally support the findings of the Flood Risk Assessment in determining the site's suitability for development. Comments include wording for a suggested condition to ensure minimum finished floor levels are no lower than 4.9m AOD to manage flood risk. The Flood Risk Assessment and supporting Sustainable Drainage Report confirm that existing ground levels on site are no lower than 4.88m AOD, and proposed finished floor levels are looking to be elevated to allow a gravity drainage solution. Therefore the condition is welcomed as a way of ensuring management of future flood risks throughout the lifetime of the development.

Furthermore, to discount the Site at Stage 2 on the basis of an extreme event which could occur in 2115 is completely unreasonable and unjustified. It fails to take into account any attempts to secure additional flood defences within that 95 year period, which is highly likely to be considered on the basis that the SFRA identifies that this event would flood existing housing development.

We submit that the Council have failed to properly assess the implications, or otherwise, of SFRA mapping and 2115 extreme flood risk scenario. Consequently, the Council have discounted a site which is capable of coming forwards for development to meet local housing needs and on the edge of a highly sustainable settlement. The Council should revise the assessment accordingly in order to ensure that the Local Plan Review evidence base is sound.

A suite of site assessment was submitted to CDC in February 2020 (and acknowledged), this demonstrates that the site is suitable, available and achievable and should therefore have been positively assessed within the Council's HELAA 2020. As the Council have misdirected themselves in relation to flood risk, the Site is unduly discounted and accordingly the overwhelming merits of developing the Site have not been considered.



Additionally, an outline planning application has now been submitted for c78 dwellings on the southern portion of the Site. This is supported by further detailed evidence base demonstrating that the Site is suitable for development. This should be reflected in any revisions to the HELAA assessment.

We respectfully request that the Council reviews the evidence base and includes the land west of Church Road within the full HELAA site assessment.

Yours sincerely

A handwritten signature in black ink that reads "K. Lamb.".

Katie Lamb
Director of Planning
For and on behalf of DMH Stallard LLP

Enclosures: Pell Frischmann Flood Risk and Drainage Assessment 2020
CDC Coast Protection and Land Drainage Officer consultee response