





From: Karl Mclaughlin
Sent: 19 March 2018 16:43
To: Andrew Wood
Cc: Roger Spencer
Subject: BR/329/17/PL

Hi Andrew,

Please see the attached Coastal Engineers comments.

Dear Sir/Madam,

**Removal of existing external fire escape & erection of rear single storey extension
(BR/329/17/PL)**

17 Lennox Street Bognor Regis PO21 1NA

Thank you for the consultation on the above mentioned application.

Upon consulting the Environment Agency flood mapping it has come to my attention that the proposal is located within both Flood Zone 2 & Flood Zone 3. Additionally, Lennox Street has historically been subjected to coastal flooding through wave overtopping.

I acknowledge that the proposal is somewhat protected by the seawall, groyne field and shingle beach arrangement however overtopping of the defences must still be considered. The flood risk assessment has not given adequate consideration to combatting these issues nor has the applicant provided indicative floor levels. This is something that the applicant may want to consider. We would expect to see finished floor levels set above the 1 in 200 undefended level + allowance for climate change i.e. 4.94m AOD. However, the applicant has indicated that their preferred mitigation measure is to provide flood proofing of the proposed development in accordance with 'Improving the flood performance of new buildings' CLG, 2007.

Although some mitigation has been suggested such as; "All new electrical sockets will be installed a minimum 450mm above finished floor level" we would advise that if approved, this application have the following condition attached. **Suitable flood risk measures be provided and maintained to all external doors and air bricks in perpetuity to the satisfaction of the LPA.** This could be achieved as set out in the CLG guidance, i.e. "Sealed PVC external framed doors should be used and all effort should be made to ensure a good tight fit and seal to their frames. Special designs of air vent are available in the market to prevent water ingress in circumstances where the predicted flood depth is low". Provision of suitable flood risk measure would lead to the ability to relax the FFL requirement above.

I would also suggest adding the following informative note;

To maintain an appropriate level of protection to the property, the applicant may wish to apply the above conditions to existing doors and airbricks.

Regards,
Karl McLaughlin

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From: Paul Cann
Sent: 19 March 2018 13:34
To: Andrew Wood
Cc: Roger Spencer; Karl McLaughlin
Subject: RE: BR/329/17/PL - Awaiting Drainage Engineers response

Hi Andrew

I don't intent to make any comments regarding drainage, however, I have copied in Roger/Karl, in case they want to make representation with respect to coastal flood risk.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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From: Andrew Wood
Sent: 19 March 2018 09:58
To: Paul Cann
Subject: BR/329/17/PL - Awaiting Drainage Engineers response

BR/329/17/PL - Awaiting Environmental Health response.

Thank you,

Andrew Wood MRTPI

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](#) |

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