

Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2020/121945/01-L01
Your ref: CM/65/19/PL
Date: 05 February 2020

Dear Sir/Madam

**DEMOLITION OF EXISTING DWELLING & CONSTRUCTION OF NEW DWELLING
ON EXISTING FOOTPRINT OF ORIGINAL & RETAINING THE SAME VERNACULAR
STYLE - (RESUBMISSION OF CM/33/19/PL)**

ATHERINGTON LODGE CLIMPING STREET CLIMPING BN17 5RN

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Although the Flood Risk Assessment (STM environmental, 06/12/2019) has addressed some of the comments we made in our previous advice letter dated 28/11/2019, it still states that the site is defended and the current standard of protection of the shingle beach is 1 in 100. We would reiterate that Climping beach is now in poor condition.

On 14 and 15 January 2020 Storm Brendan caused further damage to Climping beach, including structures fronting the car park and the embankment along Mill Road. This resulted in the beach rolling back landwards, becoming wider and lower. In the days after the storm we undertook work to recover beach material where possible. Due to the severity of the damage, we have been unable to restore the beach to its previous condition and the frontage remains increasingly vulnerable to further damage and overtopping.

During Storm Brendan the beach crest lowered to between 3 and 3.5 mAOD (Above Ordnance Datum); a level we would typically expect water and wave levels to exceed once a month.

As stated in our previous letter, we have assessed that Climping beach has a limited remaining life as a flood defence. Therefore we are starting to talk to the affected landowners, residents and stakeholders about the future of the frontage and the impacts to them.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.



We will continue to monitor the beach conditions when inclement weather and large tides are forecasted. We also continue to undertake activities to minimise the risk to beach users from the deteriorating timber groynes and other structures. As this is a replacement dwelling and some betterments over the existing are proposed, we have no objection to the proposal as submitted, if the below planning conditions are included.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

The development shall be carried out in accordance with the submitted flood risk assessment (submitted by STM environmental, dated 06/12/2019) and the following mitigation measure it details:

- **Finished floor levels shall be set no lower than 300mm above ground level**
- **No sleeping accommodation shall be placed on the ground floor**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Informatives

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful: Department for Communities and Local Government: Preparing for floods <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. The planning practice guidance (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

