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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>

Sent: 20 October 2021 11:44

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>

Subject: Draft Response - RE: Planning Consultation on: FG/157/21/PL

Dear Sir/ Madam,

Demolition of existing single dwelling & construction of new single dwelling. This site is in CIL Zone 4 & is CIL Liable as new dwelling.

**1 South Drive,
Ferring,
BN12 5QS**

FRA review

The proposal seeks to replicate the ground floor level of the existing property which has been referred to in drawing SK11 Rev.D as 5.365 AOD. However, the FRA has failed to submit modelling results so I am unsure as to whether this is above the 1 in 200 (0.5% AEP) 2115 flood level. This information can be obtained from the Environment Agency by following the "Guidance for Flood Risk Assessments" – [Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](#)

Interrogating LIDAR mapping I am able to confirm that the lowest portion of the site is located just south of the existing property. It would be prudent to consider landscaping that is sympathetic to the finished floor levels to minimise internal flooding, should flooding occur.

The site is located in Flood Zone 3 and is primarily at risk from tidal flooding. When interrogating the 'flood mapping for planning' and moving through to the 2nd map shown under 'Learn more about the potential sources if flood risk in this area' the mapping shows the area as "Low Risk" when taking into account the effect of flood defences. Therefore, the site is defined as having a High probability of flooding (Flood Zone 3) ,in an undefended scenario, but Low Risk (Chance of flooding between 0.5% and 1%) ,when considering the current day defences. This is an unexpected result and the inconsistencies within the flood mapping should be clarified with the Environment Agency.

It should be understood that the Shoreline Management Plan (SMP) is an aspirational document and the policies set within are subject to funding. The current mechanism for central government capital investment is through Flood and Coastal Erosion Risk Management Grant in Aid (FCERM GiA). The Defra initiative allocates funding on a cost/benefit basis for which the HM Treasury's Green Book forms the basis for appraisal. The FCERM GiA appraisal guidance states that property constructed after 2012 is not eligible for FCERM GiA funding. Therefore, re-development in the area will negatively affect the viability of future capital schemes, should they be required.

FCERM GiA funding does not seek to exclusively fund flood and coastal erosion risk projects and instead makes use of Partnership Funding. The vast majority of schemes require an element of Partnership Funding and it is this element that redevelopment can negatively affect by increasing the funding deficit. Anyone who benefits from a FCERM project is likely to be approached as without bridging the deficit the scheme cannot progress. Anyone can be a partner of the project and examples of beneficiaries include;

- Local communities
- Businesses
- Service providers
- Developers
- Local councils

Regards,

Karl McLaughlin

Coastal Engineer, Engineering Department

T: 01903 737814

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From: Roger Spencer <Roger.Spencer@arun.gov.uk>

Sent: 03 September 2021 15:00

To: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>

Subject: FW: Planning Consultation on: FG/157/21/PL

K,

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 03 September 2021 14:49

To: Roger Spencer <Roger.Spencer@arun.gov.uk>

Subject: Planning Consultation on: FG/157/21/PL

To: **Engineering Services Manager**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: FG/157/21/PL

Registered: 2nd September 2021

Site Address: 1 South Drive Ferring BN12 5QS

Grid Reference: 509483 101589

Description of Works: Demolition of existing single dwelling & construction of new single dwelling.
This site is in CIL Zone 4 & is CIL Liable as new dwelling.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 7th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Gerald Chibumbu

Planning Officer- Arun District Council

Telephone: 01903 737724

Email: gerald.chibumbu@arun.gov.uk

PLCONSULT (ODS) 2020