

From: Roger Spencer
Sent: 18 April 2017 16:58
To: Planning.Responses
Subject: Planning Application Ref: FG/198/16/PL

Dear Planning Team / Andrew,

Thank you for the opportunity to respond on the above referenced revised proposals.

As far as the proposals affect flood risk / coastal defence, the revisions related ostensibly to the majority of the parking provision being taken underground (into a basement) and the re-routing of the path serving the entrance in the north elevation. The previous proposal for a new access onto Sea Lane has been dropped in favour of retaining the two existing entrances (onto Sea Drive), one for vehicles and the other reduced in size for pedestrian usage.

The Flood Risk Assessment states that the site is within Flood Zones 1, 2 & 3; this is correct – however, the site is outside of the area at risk of ‘flooding from rivers and the sea’; a designation that is perhaps better suited to areas close to the sea, with less fluvial influence.

The area is in Shoreline Management Plan (SMP) policy unit 4d17 – the policy for which is to ‘Hold the Line’. Below the SMP sits the Coastal Defence Strategy and the implementation plan for this area is to ‘Hold the Line – Sustain’ (sustain meaning to maintain the current standard of defence but allowing for the impacts of climate change).

I note that the Environment Agency has requested a condition relating to the floor levels and I would agree with this. I would also suggest that the level of 5.8m is appropriate.

In light of the above, I have no objection to the provision of a parking basement. However that basement could potentially flood in an extreme event. The boundary is to be provided with a rendered wall over the most part (this should be to the same level if not greater than the floor level) but the accesses will become the weak link.

I would suggest therefore that the pedestrian path and vehicular access are both provided with a ‘cill’ level equivalent to the (conditioned) floor levels – this could be by building up the access (providing a continuous seal is provided with the boundary walls) or, as the increase in height may make the ramp into the basement too steep, by the provision of a temporary barrier/gate on the boundary – again continuous with the boundary walls, that could be closed in time of

need. There would be a need also to prevent water entering the site (basement) through the hedging between the site and the neighbouring property (No. 3 Sea Dr.)

I would suggest that an operational / maintenance flood plan is produced and all residents made aware of the risk and the need to close the barrier / gate (if that option is taken).

Regards,

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 11 April 2017 15:34
To: Roger Spencer
Subject: Please find attached amendment on planning application Ref: FG/198/16/PL

To: Engineering Services Manager

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: FG/198/16/PL

Registered: 10-JAN-17
Site Address: 1 Sea Drive Ferring BN12 5HD

Grid Reference:

Category: Plan Applicat'n

Description of Works: Demolition of existing house with erection of 2 storey building comprising of 8No. residential 2 bedroom flats & associated external works

I am able to inform you that I have received an amendment to the above application dated 10th April 2017 relating to:- Substitute plans 16/046 - PL04 Rev H, PL02 Rev F, PL03 Rev F and PL05 F

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 11th May 2017.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr A Wood who can be contacted on telephone number Direct Dial 01903 737768.

Thanking you in anticipation

Planning Case Officer

pmao21_email
