

From: Karl Mclaughlin
Sent: 08 January 2019 09:23
To: Planning.Responses
Subject: RE: Planning Consultation on: FP/262/18/PL

Dear Sir/Madam,

**4 No. beach huts with sleeping accommodation & 4 No. car parking spaces for use with
The Beachcroft Hotel
(FP/262/18/PL)**

**Land adjacent to The Gun Post Clyde Road,
Felpham,
PO22 7AH**

Thank you for the consultation on the above mentioned application.

Upon consulting the Environment Agency flood maps it has come to my attention that the proposal is located within both Flood Zone 2 & Flood Zone 3. Fortunately the applicant has recognised this and through consultation on a previous application (FP/268/17/PL) has acknowledged the importance of designing structures with respect to flooding from the sea. As such the following conditions shall apply;

- The applicant shall be responsible for erecting a suitable splash wall to the satisfaction of the LPA.
- The applicant shall be responsible for maintaining the structure in perpetuity to the satisfaction of the LPA.

Other general comments that may be of interest to the Applicant are as follows:

- There can be no guarantee that homes situated next to the sea are 100% safe. Living close to any expanse of water always carries some level of risk; homeowners should be aware of this and should take appropriate precautionary measures if they consider it necessary.
- Arun District Council is the Coast Protection Authority and has permissive powers to carry out coast protection work in accordance with the Coast Protection Act 1949.
- The Beachy Head to Selsey Bill Shoreline Management Plan (SMP) provides a high level assessment of the risks associated with coastal evolution and presents a policy framework to address these risks. <http://www.se-coastalgroup.org.uk/wp-content/uploads/2013/10/Beachy-Head-to-Selsey-Bill-SMP-FINAL.pdf>
- The 'River Arun to Pagham Flood and Coastal Erosion Risk Management Strategy' sits below the SMP and suggests how best to manage coastal flooding and erosion risk over a

100 year strategy period for smaller lengths of coastline. The Strategy has identified shortlisted options on how this can be achieved, provided funding is available. Full documentation can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/469503/F1516_0552_A2P_Strategy_Appraisal_Report_v3.0.pdf

- There is a marked interruption in 'typical' sediment transport ~210m West of the site where the Aldingbourne Rife interacts with the coastline. The Environment Agency are responsible for managing this area as their remit covers both main rivers and areas susceptible to coastal flooding. Consequently, the Agency manage the rife and all its ancillaries -- rife outfall, adjacent coastline and associated groyne field. The coastal boundaries of their management area are the foreshore between Outram Road slipway and Gloucester Road slipway .
- There is no specific costs to the residents ALONG THIS PARTICULAR FRONTAGE other than the make of Council tax within the Arun District; this is spread across the whole District.
- The Government's current strategy for funding capital works (e.g. major groyne replacement schemes) is known as Partnership Funding. If or when any Partnership Funding might be required residents directly benefitting from the defence are likely to be approached. I.e. those likely to be at risk from flooding or erosion within the timescale of the scheme. I have provided link at the bottom of the page which explains partnership funding in greater detail.

<https://www.gov.uk/government/publications/flood-and-coastal-resilience-partnership-funding>

Regards,

Karl McLaughlin

Karl McLaughlin | Coastal Engineer, Engineering Services Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Arun is working in Partnership with Chichester District Council. Visit our web sites at www.arun.gov.uk and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 06 December 2018 13:34

To: Land Drainage

Subject: Planning Consultation on: FP/262/18/PL

To: **Engineers (Drainage)**

**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: FP/262/18/PL

Registered: 27th November 2018

Site Address: Land adjacent to The Gun Post Clyde Road Felpham PO22 7AH

Grid Reference: 494889 99356

Description of Works: 4 No. beach huts with sleeping accommodation & 4 No. car parking spaces for use with The Beachcroft Hotel.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 13-JAN-19.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

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.

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

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Richard Castro-Parker who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email
