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

Sent: 26 February 2021 11:30

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

Cc: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Planning Consultation on: FP/32/21/PL

Dear Planning Team,

Drainage

I would not think that we will be commenting on the drainage aspect of this one unit application but see that the application includes a sensible approach to surface water disposal

Coastal

With respect to the proximity of the proposal to the coast, it would be prudent to raise FFLs up slightly from what the proposal would otherwise have. I would suggest that a modest 200mm increase would provide for a sustainable development without unduly affecting the accessibility or the streetscene (e.g. overall height in relation to neighbouring property).

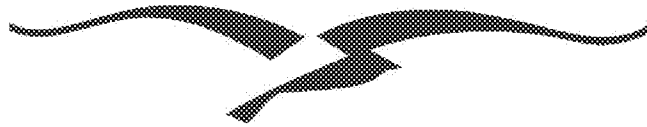
Therefore, no objection in principle but would suggest an advisory re slight raising of floor levels on the basis that whilst the proposal is landward of a robust seawall and timber groyne field (both of which are currently maintained by Arun DC), the implications of Climate Change and sea level rise may increase spray etc. that could be carried over the defences and may pose a flood risk during the lifetime of the development.

Regards,

Roger Spencer
Engineering Services Manager, Place

T: 01903 737812

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

Sent: 26 February 2021 09:19

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

Subject: Planning Consultation on: FP/32/21/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: **FP/32/21/PL**

Registered: 26th February 2021

Site Address: Land adjacent to 10 Second Avenue Felpham PO22 7LJ

Grid Reference: 495922 99661

Description of Works: Two storey, 4 Bed detached dwelling with new access & parking. 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 1st April 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020