

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

Sent: 21 July 2021 16:53

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

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Roger Spencer <Roger.Spencer@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Planning Consultation on: FP/51/21/PL

Dear Sir/Madam,

Demolition & erection of 1 No. dwelling with associated works. This site is in CIL Zone 4 & is CIL Liable as new dwelling. (FP/51/21/PL)

**32 Sea Drive,
Felpham,
PO22 7NE**

Thank you for the consultation on the above mentioned application. Coast Protection have **No Objection** to the proposal.

Condition:

The bank to the southern boundary of the site shown in drg.7013/05 is believed to be a clay bund which acts as flood defence structure. Therefore the bank must remain in place at a level of no less than 6.3m Above Ordnance Datum.

Informative:

The ground levels in the garden are relatively low and looking at the drawing of the southern elevation it would appear that the floor levels are almost flush with the ground. It would be prudent to consider raising the floor levels slightly to prevent water ingress and improve the property's flood resilience.

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

- The Environment Agency flood maps indicate that the proposal is located in close proximity to Flood Zone 2 & Flood Zone 3. It should be understood that the mapping provided by the

Environment Agency is indicative and subject to change as new information / modelling becomes available.

- 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.
- 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://drive.google.com/drive/folders/1diqZC539DlbkaPQ0EcChgoTMFW32xsdf>
- 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 direct beneficiaries of 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

Coastal Engineer, Engineering Department

T: 01903 737814

E: Karl.McLaughlin@arun.gov.uk

M: 07818 588 150



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)



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

Sent: 16 March 2021 10:34

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

Subject: Planning Consultation on: FP/51/21/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/51/21/PL
Registered: 15th March 2021
Site Address: 32 Sea Drive Felpham PO22 7NE
Grid Reference: 496587 99659
Description of Works: Demolition & erection of 1 No. dwelling with associated works. 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 24th 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

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODS) 2020