

From: Karl McLaughlin
Sent: 07 June 2019 14:45
To: Planning.Responses
Subject: Planning Consultation on: K/7/18/PL

Dear Sir/Madam,

Demolition of existing dwelling and erection of one new dwelling – Resubmission of K/23/18/PL (K/7/19/PL)

21 Little Deerswood,
Gorse Avenue,
East Preston BN16 1SF

Thank you for the consultation on the above mentioned application.

Coast Protection have no objection to the aforementioned application. The Environment Agency flood mapping shows that the site is located just outside Flood Zone 2 & Flood Zone 3. It should be understood that the mapping provided by the Environment Agency is subject to change as new information / modelling becomes available. Due to the proximity of the site to the sea, and the addition of a basement, it would be prudent to introduce a solid feature into the rear (south) garden to reduce the risk of over-wash entering the property.

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 Rivers Arun to Adur Flood and Erosion 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 (See pages 5 – 8 , 10, 14). Full documentation can be found at: http://webarchive.nationalarchives.gov.uk/20140328180957/http://www.environment-agency.gov.uk/static/documents/Research/2011_Summary_Document.pdf
- There is a marked interruption in 'typical' sediment transport ~230m East of the property where the Ferring 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 easily

recognised by understanding that the Agency are responsible for three groynes either side of the concrete outfall.

- 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. However, the community at Kingston Gorse is aware of the difficulties of managing the coastline and thus Arun District Council provide Kingston Parish Council with annual groyne inspection reports.
- 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

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