

Recommendation Report for Planning Permission

REF NO: M/123/21/PL

LOCATION: 27 Central Drive
Middleton-On-Sea
PO22 7TT

PROPOSAL: Erection of 1 No. 2 bed detached dwelling. This application is in CIL Zone 4 and is CIL liable as new dwelling.

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	Replacement two storey detached dwelling retaining the existing detached garage and extending the driveway to the new house to provide parking spaces and access to a new integral garage. New close boarded fencing on the eastern boundary. The new dwelling has a footprint of 13m by 13.5m with a ridge height of 8.27m. This makes it 0.43m lower than no. 35 to the west and 0.55m higher than 25 to the east.
SITE AREA	0.1 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	10 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Existing 1-2m high timber fencing with additional hedging in places.
SITE CHARACTERISTICS	Detached single storey dwelling. Painted rendered elevations and shallow pitch felted roof. The main garden area is to the north of the dwelling. The existing garage has a low pitched roof and is located in the north west corner of the site.
CHARACTER OF LOCALITY	Predominantly residential. Detached beach front dwellings of varying design, height and proportions.

RELEVANT SITE HISTORY

M/25/19/PL	Replacement dwelling	ApproveConditionally 11-09-19
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This application has been submitted due to there having been an error in the approved drawings for M/25/19/PL. The issue related to the approved streetscene drawing which showed the existing dwelling no. 25 as being taller than it actually was. Therefore, when the new house was erected, it appeared significantly taller than the streetscene suggested, even though its height was in accordance with the approved elevations. There were also minor issues with some of the other plans. Whilst this permission

has been implemented, construction has been paused pending the determination of this application. It is noted that whilst the new scheme is materially the same as before it does exclude the previous link extension (with no. 25), has a lower overall height (8.27m vs 10m - which requires changes to what has already been built), a reduced width and there are other elevational changes.

REPRESENTATIONS

Middleton Parish Council state no objection but require confirmation that the proposed changes in this planning application to the original planning application are made and meet with Arun District Council approval.

Three objections raising the following issues:

- Applicant has previously shown disrespect for planning rules and previously denied any fault. The public have no faith in whether the plans are or will be correct;
- A greater height than no. 25 should not be allowed as it will set a precedent and will dominate the beach.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Parish Council comments will be met through the approval of this application. The concerns of residents are noted but it is material that the approved scheme showed a height difference of 0.55m and although this turned out to be greater, this difference was previously deemed acceptable.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENVIRONMENT AGENCY - no objection subject to informatives and a condition regarding floor heights & flood proofing.

ADC ENVIRONMENTAL HEALTH - no objection subject to conditions to control construction hours, secure electric vehicle charge points, control external lighting and secure details of measures to control dust from construction.

COMMENTS ON CONSULTATION RESPONSES:

The Environment Agency condition and informatives are imposed as per the previous decision. In respect of the Environmental Health (EH) comments, the building has commenced and as such it is not appropriate to impose a pre-commencement construction dust prevention condition. It is also noted that the report for M/25/19/PL stated in respect of lighting that the proposal was not of sufficient magnitude for a condition to be warranted. Therefore, it would not be appropriate to impose one now.

Conditions were requested on the previous application to control construction hours but were not imposed. The imposition of such a condition will not prevent the applicant from restarting construction and will be positive for neighbours so it is appropriate to impose this. A condition to secure electric vehicle charge points is also appropriate despite not being imposed previously. The condition will not prevent construction works restarting and is in accordance with the requirements of the Arun Parking Standards SPD which was published after the M/25/19/PL decision.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;
 Lidsey Treatment Catchment Area;
 CIL Zone 4;
 Currently Part Flood Zones 2 & 3; and
 Entirely Flood Zone 3a by 2061.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM2	D DM2 Internal space standards
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
TSP1	T SP1 Transport and Development
QESP1	QE SP1 Quality of the Environment
QEDM3	QE DM3 Air Pollution
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WDM4	W DM4 Coastal Protection

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework
NPPDG	National Design Guide

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Middleton do not have a Neighbourhood Plan and the site is not within the area covered by their Village Design Statement.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**OTHER STATUTORY PLANS:**

[South Inshore and South Offshore Marine Plan 2018:](#)

South Marine Plan Policy S-ACC-1

South Marine Plan Policy S-CC-1

South Marine Plan Policy S-CC-2

South Marine Plan Policy S-CO-1

South Marine Plan Policy S-DIST-1

South Marine Plan Policy S-ML-2

South Marine Plan Policy S-MPA-1

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse effect on character, residential amenity, highway safety or the safety of occupiers from flooding.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that the previous decision is an important material consideration as this has established the principle of a replacement dwelling in this location and the fact that the replacement would be larger and higher than the previous dwelling - and also higher than the adjacent building.

CONCLUSIONS

PRINCIPLE:

The site lies in the built up area boundary where development is acceptable in principle as per the Arun Local Plan (ALP) provided it is in accordance with other policies of the ALP covering such issues as flood risk, character/design, highway safety/parking, residential amenity, space standards, biodiversity, climate change and impact on the marine environment.

As noted above, permission has already been granted for a replacement dwelling on the site and work has commenced on its construction. This revised scheme is materially the same as before but it does exclude the previous link extension (with no. 25), has a lower overall height (8.27m vs 10m), a reduced width and there are other elevational changes. These changes are acceptable as discussed in the following report sections.

FLOOD RISK:

The area of the site where the replacement house sits is partly within flood zone 2 and partly in zone 3. The whole of the site is predicted to be in Flood Zone 3a by 2061. The latter assumes no defences and would only occur if existing sea defences were not maintained. There is a low beach (retaining) wall

along the site frontage.

ALP policy W DM2 refers to the need to provide a Flood Risk Assessment (FRA), comply with the sequential & exceptions tests and provide mitigation. ALP policy ECC SP1 and South Marine Plan policy S-CC-2 require that development be designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding.

As per national guidance, residential development in Flood Zone 2 is appropriate subject to a sequential assessment (which seeks to steer new development to Flood Zone 1) but in Zone 3, it is also to be subject to the exceptions test. Planning policy states a sequential test is also required in respect of future flooding.

As the proposals concerns the replacement of an existing dwelling which was previously capable of occupation, it is not necessary to require a sequential assessment to demonstrate that a safer site exists or to apply the exceptions test. It is also material that planning permission has already been granted for the replacement dwelling and that this has been partially constructed. The replacement dwelling will provide a betterment to the safety of residential occupiers through certain flood resilience measures and raised ground levels which were not present in/did not apply to the previous dwelling on the site.

The applicant has provided a FRA and this has been assessed by the Environment Agency who raise no objections subject to a condition to secure mitigation measures to protect future occupants. There is therefore no conflict with policy W DM2.

CHARACTER, DESIGN & VISUAL AMENITY:

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including; character, attractiveness, innovation, adaptability, density, scale, trees and crime prevention. New buildings should be harmonious with their surroundings and integrate with the existing surrounding environment.

The National Design Guide is a material consideration and states achieving a well-designed place comes about through making the right choices at all levels, including the layout, the form and scale of buildings, their appearance, landscape, materials and their detailing.

The Arun Design Guide was adopted in January 2021 and is a material consideration in the determination of applications. Section J refers to new building design and states new development must ensure that the existing character and sense of place of an area is respected and enhanced. This can allow for new design forms but only where these take cues from well-designed elements of the existing area. New development should generally respect the height of existing built form.

The existing dwelling is located within an area characterised by a mix of detached properties of single, two-storey and chalet style design many of which overlook the beach to the south. The area lacks any one predominant architectural style or design.

The design of the proposed dwelling will complement the neighbouring property to which it is linked in scale, size, materials and appearance. The new property does add additional glazed features including a south facing balcony, windows along the whole of the south facing first floor elevation, new rooflights and a glazed vertical element on the front but this is not inappropriate and there are glazed features on the adjacent property. In addition the new dwelling includes solid wood balcony features and framing around the glazed sections which is an attractive design feature. The design is considered to be suitable to this beachfront location.

The height of the building is now 1.7m lower than what was approved by the previous application although the building will still be 0.55m above the maximum height of no. 25 which is as was previously indicated on the streetscene drawing. As such, it respects the height difference which was deemed acceptable by the previous application but at the same time will be much lower than the actual build turned out to be. The overall appearance and scale of the dwelling when viewed from the beach is reduced by the retaining wall which runs along the site frontage and which hides approximately half of the ground floor. In addition, the existing hedging rises above this and will screen the rest of the ground floor and parts of the balcony above.

Overall, there is no conflict with development plan policies in respect of design, character and layout.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

There are no standards given for either front to back or side to side but it is normally expected that side windows are discrete, serve secondary rooms/areas and can be obscure glazed without harm to the amenity of future occupiers. Indeed, the Design Guide states that windows and doors should normally be placed in front and rear walls to minimise overlooking of neighbours. The Design Guide also states that new development should avoid overshadowing neighbouring properties.

There are no concerns with the front or rear windows which either face the beach or are around 28m from facing dwellings. The west facing first floor windows are to secondary rooms (bathroom/bedroom), do not directly face the nearest neighbouring property (no. 35) and this elevation is 13m from 35's front/side corner. This relationship was also previously considered to be acceptable. A single east facing first floor window is shown and as with the previous permission, it will be conditioned to be obscure glazed.

A condition had previously been imposed on the balcony area requiring a solid side screen on the east side to protect the amenities of the occupiers of no. 25. The applicant has removed this from the plans stating that the applicant owns both the site and no. 25 and intends to live in the new dwelling and have her medical carers in the existing dwelling. It is stated that a side screen would interfere with the proposed use of the two properties. This is an acceptable situation given the circumstances. Should ownership change in the future then one or both of the occupiers could add their own side screen. The balcony will have no harm to the amenities of no. 35 to the west.

The previous decision considered there to be no harm to any of the existing adjacent neighbouring properties and it is material that the proposal is for a very similar design with the same impacts. The proposal accords with policies D DM1 & QE SP1 of the Arun Local Plan and the Arun Design Guide.

QUALITY OF ACCOMMODATION:

ALP policy D DM2 states that internal spaces should be of an appropriate size and that the Nationally

Described Space Standards provide guidance. The required internal space standard for a 2 storey, 2 bedroom, 4 person house is 79m² and the scheme has an internal floor area of 260m² so complies with the requirement.

The Arun Design Guide sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth;
- Private Front Garden: min. 2m depth;

The property benefits from a large private garden on the north side. This is technically to its front but also reads as a rear due to the living accommodation window orientated to face the sea to the south. This garden area has a total depth of 24m. Much of this is given over to driveway and parking but there is also garden on the west side and patio/balcony areas on the south side.

ROAD SAFETY & PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. Proposals will be supported where they explain how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter. Policy T DM1 requires new development be located in easy access of established non-car transport modes/routes. The Council also has a Parking Standards SPD.

WSCC Highways have not been consulted. This is an existing single dwelling site and there are no changes to the access arrangements. The proposal provides hardstanding parking for at least 2 cars and also has an internal garage measuring 4.2m by 12.4m. This provision meets the requirements of the Arun Parking SPD. No cycle storage provision is shown but the proposed garage or sperate integral store will easily accommodate the storage of any cycles and as such, no condition is necessary.

The proposal is acceptable in respect of policies relating to highway safety & parking and therefore in accordance with ALP policies T SP1 & T DM1, the Parking Standards SPD and the NPPF.

BIODIVERSITY:

ALP policy ENV DM5 requires proposals achieve a net gain in biodiversity and protect habitats on site. Existing residential curtilages tend to have low potential as habitat for protected species and it is noted that there is a solid wall separating the site from the beach.

The previous application was supported by an ecological impact assessment which found that the site was of low ecological value with no habitats of interest and no suitability for any protected species. This assessment proposed enhancements in the form of new bird and bat boxes. Although a condition was not previously imposed to secure these, it is appropriate to do so now as they were previously proposed by the application and it is a policy requirement to secure biodiversity net gain.

CLIMATE CHANGE:

ALP policy ECC SP2 requires all new residential and commercial development be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems. ECC SP1 requires that new development be designed to adapt to impacts arising from climate change. The application includes an energy statement which sets out the use of certain insulation, window glazing, ventilation and heating proposals. This satisfies the requirements of the policies. It is also necessary to impose a condition to

secure electric vehicle charge points in accordance with ALP policy QE DM3.

MARINE PLAN POLICIES:

The relevant policies of the Marine Plan generally require that impacts on the marine environment are (in order of preference) avoided, minimised or mitigated. In particular, the relevant Marine Plan policies to this location seek to ensure public access, minimise greenhouse gas emissions, ensure that development adapt to impacts arising from climate change, ensure uses coexist with each other, protect wildlife species and reduce litter in the marine environment. Overall, the proposal complies as it concerns the replacement of an existing dwelling but the analysis in the rest of this report demonstrates that there is no conflict with these policies.

As construction has already commenced, it is not appropriate to impose a Construction Management Plan type condition to agree measures to prevent construction waste reaching the beach. However, a condition is imposed to direct the applicant to take their own steps to prevent litter reaching the beach.

SUMMARY:

Notwithstanding that a replacement dwelling has already been approved on this site - and has been commenced, this report has assessed the revised proposal and found it to be acceptable in all regards such that it is recommended that planning permission be approved in accordance with the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL Liable as there no increase in floor area beyond that of the approved (and implemented) dwelling.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan Dwg No IBA/555/01;
Site Plan Dwg No IBA/555/02;
Schematic Section Dwg No IBA/555/06
Proposed Elevations & Materials Dwg No IBA/555/04;
Proposed Floor and Roof Plans Dwg No IBA/555/03; and with the,
Insulation, window glazing, ventilation and heating proposals as set out in the submitted Energy Efficiency Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, T SP1 and QE SP1 of the Arun Local Plan.

- 2 No construction activities shall take place other than between 08:00 hours and 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays. In addition to these hours of working the Local Planning Authority may, upon application, approve in writing a schedule of quiet activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 3 The applicant must take steps and implement measures during construction to prevent building materials, pollutants and site litter reaching the beach environment.

Reason: In the interests of the amenities of the area and the marine environment in accordance with Arun Local Plan policy QE SP1 and the policies of the South Inshore & South Offshore Marine Plan

- 4 The development shall be carried out in accordance with the submitted flood risk assessment as completed by Ivon Blumer Architects on 27/08/2021 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 4.41m above Ordnance Datum (AOD).
- Mitigation measures shall be incorporated including construction materials of the first 600mm of the ground floor that are capable of withstanding the potential risk of flooding and use floodgate systems on all door openings.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure the safety of the development and future occupants in accordance with policy W DM2 of the Arun Local Plan and the National Planning Policy Framework.

- 5 The building shall be constructed using the following approved materials:

- Silvery Grey Eternit Cedral cladding
- Grey (CO5) Eternit soffit and fascia system;
- Slate Grey (31) Redland Cambrian Slates;
- White gloss PPC aluminium windows & doors;
- Grey PPC aluminium rooflights;
- RAL7040 Grey metal sectional garage; and
- Galvanised steel box gutters and downpipes.

Should there be any necessary deviation to the approved materials then prior to their installation, a schedule of materials and finishes shall be submitted to and approved by the Local Planning Authority and the materials then approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character & appearance by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and D SP1 of the Arun Local Plan.

- 6 The living area window on the east elevation at first floor level of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 7 No part of the development shall be first occupied until the vehicular access, car parking and turning facilities have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with Arun Local Plan policy T SP1 and the National Planning Policy Framework.

- 8 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwelling shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge point/s shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, to mitigate against any potential adverse impact of the development on local air quality and to provide sustainable travel options in accordance with policies T SP1, T DM1 & QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 9 Prior to occupation of the dwelling, full details of the placement of bird and bat nesting boxes in accordance with the enhancements proposed by the Ecological Impact Assessment (ref LD1709-ECO-REP-001-00, 14/05/19 - as submitted with application M/25/19/PL) shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of biodiversity enhancement as per the requirements of Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 10 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal

against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 11 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents which has now been published and is available to read on their website at <https://beta.southernwater.co.uk/infrastructure-charges>.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

- 12 INFORMATIVE: The Environment Agency strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following document may also be useful: <https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>.

- 13 INFORMATIVE: The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.