

From: Karl Mclaughlin
Sent: 25 January 2019 10:51
To: Planning.Responses
Subject: Planning Consultation on: M/153/18/PL

Dear Sir/Madam,

**1 No. dwelling with detached garage (amendment following M/7/16/PL)
(M/153/18/PL)**

**Land adjacent to 46 Sea Lane, Middleton-On-Sea
PO22 7RX**

Thank you for the consultation on the above mentioned application.

Coast Protection have no objection to the aforementioned application. However, I would like to take this opportunity to make the applicant aware of the following;

Upon consulting the Environment Agency flood maps it has come to my attention that the proposal is located just outside of 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.

Due to the proximity of the site to the sea and the local authority's intimate knowledge of the area it would be prudent to reconsider the glass finishes to the rear (seaward) of the property. More specifically the glass balustrade and shade. Equally, of similar concern, some of the drawings show a glass box atop the building. It has been known that during periods of severe weather wave energy reflected by the seawall has carried sand, gravel and shingle over seafront properties. To this end I am unsure as to how the box would perform in such conditions and felt that the applicant should be made aware of the risks.

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
- 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

Internal: 37814 | External: +44 (0) 1903 737814 | E-mail: karl.mclaughlin@arun.gov.uk

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.