

Recommendation Report for Planning Permission

REF NO: M/92/21/PL

LOCATION: 68 Ancton Way
Elmer
Middleton-On-Sea
PO22 6JP

PROPOSAL: Demolition of existing bungalow & construction of 1 No 2-storey dwelling with access & off road parking. This site is in CIL Zone 4 & is CIL Liable as new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for the demolition of the existing 2 bed bungalow and construction of 1x 2-storey 4 bed dwelling with access and off-road parking.
SITE AREA	344 sq metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	29 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	1.8 metre timber fencing to the sides and open to the rear woodland copse.
SITE CHARACTERISTICS	The application site is a plot situated within a residential area. The site is flanked by adjoining properties 66 and 70. No 66 is a 2 storey dwelling under construction. No 70 is a bungalow.
CHARACTER OF LOCALITY	The immediate area is residential. Along Ancton Way and the surrounding roads there are a variety of different styles of residential dwellings such as detached bungalows and detached 2 storey dwellings, featuring the use of a wide variety of external materials.

REPRESENTATIONS

Middleton -on-Sea Parish Council - No Objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Landscape Officer - No Objection.

Request submission of landscape details to provide ornamental and native improvements and potential biodiversity gain.

Southern Water - No Objection.

A formal application for a connection to the public sewer will need to be made by the applicant or developer.

Environmental Health - No Objection.

Request imposition of conditions in respect of noise, construction hours and management and EV charging points.

County Highways - No Objection.

The plans demonstrate that 2 parking spaces will be provided on site. Arun Parking Standards requires 3 parking spaces for a 4-bedroom dwelling in this location. The LHA would not raise any highway safety concerns with regards to the proposed parking provision. However the LPA may wish to consider the potential impacts of any overspill parking generated from the proposal on on-street parking from an amenity point of view.

The proposed plans demonstrate secure and covered cycle storage in the form of a shed which is sufficient storage.

Drainage Engineer - No Objection.

Request imposition of standard pre commencement condition.

Environment Agency - No Objection.

The correct climate change allowance assessment has still not been undertaken (2125). Recommend the use of flood resistance and resilience measures.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area Boundary

Flood Risk Zone 3

Lidsey Water Treatment Catchment Area.

Tree Preservation Orders (trees behind rear boundary)

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans 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-On -Sea doesn't have a Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 visual or residential amenity or flood risk.

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 there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site lies in the built up area boundary where development is acceptable in principle as per policy SD SP2 of 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.

FLOOD RISK

The Council's drainage engineer has commented on this application and does not object subject to the imposition of a condition upon any grant of planning permission.

The application site falls within Flood Zone 3. The 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 requires that development be designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding.

Environment Agency have commented on this application as per national guidance. Residential development in Flood Zone 3, is also to be subject to the exceptions test. Planning policy states a sequential test is required in respect of future flooding.

As this is an existing dwelling which is already occupied, it is not necessary to require a sequential assessment to demonstrate that a safer site exists or to apply the exceptions test. In the case of a refusal, the fall-back position would still mean a house on this site. The Environment Agency do not object to the proposal even though the correct climate change allowance assessment (2125) has still not been undertaken. Based on the information submitted the proposed replacement dwelling will provide sufficient betterment to the safety of residential occupiers through certain flood resilience measures which are not present in/do not apply to the existing building.

The applicant has provided a revised FRA and this has been assessed by the Environment Agency. The information submitted is now sufficient to secure a recommendation of approval subject to a condition to secure mitigation measures to protect future occupants. The proposal is therefore in accordance with policy W DM2 of the Arun Local Plan since the proposal would not have a detrimental impact with regard to flooding and flood risk.

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, residential amenity impact, adaptability, density, scale, trees and crime prevention. New buildings should be harmonious with their surroundings and successfully 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 (or masterplan), 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 reflect the scale of existing buildings and should avoid overshadowing of neighbouring properties.

Paragraph 134 of the NPPF states that "significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".

The dwelling would be very similar in height to that at no 66 and the design, set back from road frontage and footprint would be readily comparable. The new ridge height measures 7.7 metres above

surrounding ground level, which and the height of the existing house of No. 66 Ancton Way is 7.5 metres. The upper eaves level is 5.20 metres above ground level which is virtually the same as the adjacent house. In this respect the proposed design can be said to take cues from the wider surrounding area and neighbouring dwelling. Whilst the dwelling would be much higher than the bungalow at no 70 the new dwelling would reflect the scale of other existing buildings, particularly where original plots have been redeveloped. There are examples of similar relationships with lower single storey dwellings adjacent to 2 storey. Indeed the application site currently has a similar relationship with no 66. Due to the variety of dwelling types along Ancton Way it is not considered that the proposed dwelling would appear as a incongruent feature within the street scene with regards to its size, scale and massing.

It is stated on the plans that building materials will be interlocking slate tiles to the pitched roof and painted render to external walls which will harmonise with the adjoining properties and the local character. However, the tiles are not specified and so would be subject to a condition. It is not necessary to impose a landscaping condition due to this being a single dwelling and with limited existing areas of bare earth on the site frontage in which to plant.

Overall, there is no conflict with development plan policies in respect of design, character and layout. As such, the proposal would comply with policy D DM1 and D SP1 of the Arun Local Plan.

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.

There are no concerns with the front or rear windows which reflect the position of front and rear windows on adjoining properties in relation to distances to site boundaries. The windows in the front elevation would allow views out toward the highway and out over the front gardens of adjoining properties 66 and 70, areas that are already significantly overlooked. The rear of the application site is lined by mature trees and vacant land thereafter so there is no adverse overlooking in this regard. The first floor side facing windows are high level precluding any adverse overlooking or loss of privacy.

Although the proposal would be significantly higher than no 70 the relationship is the same as that which currently exists between the application site and no 66. There are examples of similar relationships with lower single storey dwellings adjacent to 2 storey. It is not considered that the proposed dwelling would result in materially adverse overbearing impacts.

There will be no harm from loss of light or overshadowing due to the building retaining the same position in respect of the front elevation and not significantly extending in depth to the rear any further than the depth of the dwellings adjoining.

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 new floor space created by the development is 88 m², on the ground floor and 74 m² on the first floor, (total floor area 162 m²). The required internal space standard for a 2 storey, 4 bedroom, 8 person house is 124m² so the scheme 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 rear garden has an average depth of 17 metres and the new plot has a width at the front of 9.3 metres with the same width at the rear. The front parking area has a depth of 6.7m. The scheme provides a decent standard of amenity for future occupiers and there is no conflict with adopted development plan policy.

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 been consulted and raise no objection. This is a single dwelling site and there are no changes to the access arrangements. The proposal provides off-street parking for 2 cars. This does not meet the requirements of the Arun Parking SPD which requires 3, but there is potential to provide some space for a third vehicle within the site frontage and overspill of 1 vehicle on the adjoining roads will not result in a material reduction in the availability of on street parking which is restricted within this private estate. Cycle storage provision is shown within the rear storage shed. As such, a condition is not 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. The application is not accompanied by any ecological appraisal but existing residential curtilages tend to have low potential as habitat for protected species and this is compounded in this situation by the lack of bare earth in the curtilage and lack of nearby trees. There is a solid wall separating the site from the beach. A condition could be imposed to require that bird boxes are placed on the new building and this will ensure the replacement dwelling achieves a small biodiversity net gain and satisfies policy requirements.

CLIMATE CHANGE

ALP policy ECC SP2 requires residential development be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems. The applicant indicated solar panels on the drawings and provided a statement which refers to the use of heat pumps for heating. This document states that there would be an improvement of 48.73% over that of a notional building (target) for the Carbon Emission Rate and an improvement of 27.53% over that of a notional building (target) for the Dwelling Fabric Efficiency Rate.

However, the document states that it is a draft and there are no details of the proposed technologies (solar panels/pumps). A condition would be necessary to secure the provision of renewable energy measures in order to ensure compliance with the policy. A condition could be imposed to ensure an electric car charge point is provided at the property.

TREES

There are a number of TPO trees behind the rear boundary of the application site. The Landscape Officer has commented on this application and does not object. The impact on trees could be adequately controlled by a landscaping condition. As such, the proposal would comply with policy ENV DM4 of the Arun Local Plan.

SUMMARY

The proposal would not compromise the visual amenity of the area, highway safety or the amenities of existing residential occupiers. The application is recommended for approval subject to 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Existing PLOT Plan
Existing Ground Floor Plan
Existing Elevations
Proposed Ground Floor Plan Rev B
Proposed First Floor Plan Rev A
Proposed Elevations
Proposed Street Scene
Topographical Survey
Proposed PLOT Plan RevA
Location and Block Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 25/11/2021 reference QFRA 2058 Version: 1.0 and the following mitigation measures detailed within the FRA:
- Identification and provision of safe route(s) into and out of the site to an appropriate safe haven and utilising the Environment Agency's Flood Warnings Direct.
 - Flood-proofing measures detailed on page 16 in the proposed development.
 - Finished floor levels are set no lower than 3.6m above Ordnance Datum (AOD).

Reason: To ensure safe access and egress from and to the site and reduce the impact of flooding on the proposed development and future occupants in accordance with policies W SP1 and W DM2 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so 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 by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 5 The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12193.pdf&ver=12201>

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

- 6 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays. In addition to these hours of working the Local Planning Authority may approve in writing a schedule of 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.

- 7 No development above damp proof course (DPC) level shall take place until full details of the placement of 2 bird nesting boxes either on the house or in the rear garden have been submitted to and approved in writing by the Local Planning Authority. The approved details 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.

- 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 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 The new dwelling shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems including full details of solar panels or air source pumps. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.

- 10 No part of the development shall be first occupied until the car and cycle parking has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

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

- 11 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level or above in the side elevations of the dwelling hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 12 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 13 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 14 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 15 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant,

acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 16 **INFORMATIVE:** Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements.
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures set out in the table "Practical measures to reduce the potential impacts of development". The developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk
- 17 **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>.
- 18 **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 documents may also be useful:
Flood resilient construction of new buildings :
<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>.