

From: Karl McLaughlin
Sent: 17 May 2019 13:49
To: Planning.Responses
Subject: Planning Consultation on: P/37/19/PL

Dear Sir/Madam,

**Demolition of existing structures and the building of a new modern family home.
(P/37/19/PL)**

10 Harbour Road,
Pagham,
PO21 4TG

Thank you for the consultation on the above mentioned application.

Upon consulting the Environment Agency flood mapping it has come to my attention that, under extreme conditions, access to the property may become difficult as the model suggests flood cell connectivity at the junction of Harbour Road. The Environment Agency has carried out extensive work to the harbour bunds in order to reduce the likelihood of the junction flooding and has achieved a 1 in 200 standard of protection, 0.5% Annual Event Probability (AEP). I felt it necessary to bring this to the applicants attention as the risks may have been overlooked as the site is exempt from producing an Flood Risk Assessment (See policy W DM2).

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 Pagham to East Head Coastal Defence 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/file/d/1kLyfHYo-4grjWWLpiGmYjWP7idZpJFG/view>

- 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.
- 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

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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.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 15 April 2019 15:06

To: Land Drainage

Subject: Planning Consultation on: P/37/19/PL

To: **Engineers (Drainage)**

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 P/37/19/PL

NO:

Registered: 15th April
2019

Site Address: 10 Harbour Road Pagham PO21 4TG

Grid Reference: 488865 97150

Description of Works: Demolition of existing structures and the building of a new modern family home

The Council have received the above application. I shall be pleased to receive any

observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17-MAY-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Amber Willard who can be contacted on telephone number 01903 737500 x37445.

Regards

Planning Officer

consultee_email
