

[REDACTED]

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**From:** Sophie Brown [REDACTED]  
**Sent:** 03 February 2026 14:50  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Cc:** Victoria Hindmarsh [REDACTED]  
**Subject:** RE: BE/143/25/OUT

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Hi Simon,

My apologies for delayed response. I guess the short answer is that the site *IS* affected by 1 in 200 (2115) flood extent (please see attached). A revised FRA is required.

Hope that helps – if you need a more formal further objection please send us a re-consult.

Kind regards,

Sophie

**Sophie Brown**  
Planning Specialist, Sustainable Places Solent and South Downs  
**Environment Agency** | Oving Road, Chichester, West Sussex, PO20 2AG

[REDACTED]

**Please accept our thanks for your email in advance - each person sending one less 'thank you' email a day would save more than 16,400 tonnes of carbon a year!**



Creating a better place  
for people and wildlife



To make this email more accessible for those with dyslexia, dyspraxia, dyscalculia and dysgraphia, I've changed my email font to Arial, 12pt with 0.5pt spacing.

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 02 February 2026 10:10

**To:** Sophie Brown [REDACTED]

**Subject:** RE: BE/143/25/OUT

Hi Sophie,

Have you managed to review my email below at all?

Kind Regards

Simon

**Simon Davis MRTPI**  
**Principal Planning Officer**, Directorate of Growth

**T:** 01903 737874

**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

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Arun District Council, Civic Centre, Maltravers Rd  
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[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** Simon Davis

**Sent:** 16 January 2026 10:23

**To:** Sophie Brown [REDACTED]

**Subject:** FW: BE/143/25/OUT

Hi Sophie,

I acknowledge that you stated in your response that we should re-consult you with a revised FRA, but the applicant has come straight back with a brief Note arguing that that the site isn't affected by 1 in 200 (2115) flood extent referred to by yourself therefore no need to revise the FRA. Could you review this and comment please. If you do need a formal re-consult, then let me know and I will issue one.

Kind Regards







Simon

**Simon Davis MRTPI**  
**Principal Planning Officer**, Directorate of Growth  
T: 01903 737874  
E: [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)  
Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Darryl Howells [REDACTED]  
**Sent:** 15 January 2026 17:25  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: BE/143/25/OUT

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Good afternoon Simon

My flood consultant has reviewed the EA representation but advises that the site isn't affected by 1 in 200 (2115) flood extent as shown on the diagram in the response. Please can you check with the EA to ascertain if they agree or can present evidence to the contrary?

Kind Regards

**Darryl Howells**  
Planning Consultant



[www.dhpc.co.uk](http://www.dhpc.co.uk)

Darryl Howells Planning Consultancy ?  
A05, The Arena Business Park  
Holyrood Close  
Poole  
BH17 7FJ

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# BE/143/25/OUT Modelled Flood Outlines



## Legend

-  Site Boundary
-  0.5% AEP (2115) NPPF (Defended Tidal)
-  0.5% AEP (2115) NPPF (Undefended Tidal)

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale: 1:10,000

