

From: Simon Davis
Sent: 16 July 2019 14:46
To: 'Adrian Hoy' [REDACTED]
Subject: BR/73/19/PL

Dear Adrian,

I have been working on the Committee report and have identified an issue with the submission which will prevent me from taking this to the August Committee.

Your site lies predominantly in Flood Zone 1 with some elements in Zones 2 and 3. As according to the NPPF and the NPPG, it is necessary to carry out a sequential assessment of new development in Flood Zones 2 and 3 to ensure that the development cannot be elsewhere on a lower risk (FZ1) site. I was proposing to take the view that a sequential is not required as the majority of the site is Flood Zone 1. However, I note paragraph 033 (Reference ID: 7-033-20140306) of the NPPG which states that:

“Nor should it normally be necessary to apply the Sequential Test to development proposals in Flood Zone 1 (land with a low probability of flooding from rivers or the sea), unless the Strategic Flood Risk Assessment for the area, or other more recent information, indicates there may be flooding issues now or in the future (for example, through the impact of climate change).”

Our Strategic Flood Risk Assessment suggests that the site will be Flood Zone 3a in 2061. You can view the map here: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n9407.pdf&ver=9263> (page 6). Therefore, I must request that you prepare and submit a sequential assessment to prove that your site is the only one capable of accommodating this development. Until we are in receipt of this, I am unable to put your application on the Committee agenda. I am sorry to report this at this late stage but we cannot proceed without this as we could open ourselves up to challenge.

Kind Regards

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