
FW: K/9/26/PD - Potato Barn

From Harry Chalk <Harry.Chalk@arun.gov.uk>
Date Tue 07/07/2026 16:03
To Planning.Responses <Planning.Responses@arun.gov.uk>

 1 attachment (252 KB)
Product 4 FZ1 letter EIR202628148.pdf;

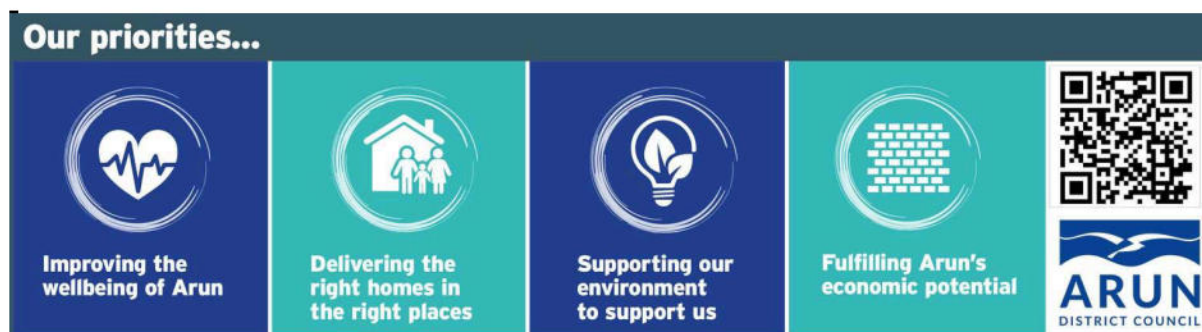
Please upload the attached as 'Letter from the EA confirming no modelling data available'.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Neal Thompson
Sent: 23 June 2026 13:31
To: 'Harry Chalk' <Harry.Chalk@arun.gov.uk>
Cc: 'Kevin Shopland' [REDACTED] Jack Mo [REDACTED]
Subject: RE: K/9/26/PD - Potato Barn

Hi Harry

Our flood risk assessor has returned from leave today and has received the attached from the EA. The letter confirms that as the site is within Flood Zone 1 they are unable to provide any modelling information.

Whilst we appreciate your request to understand the long-term risk, this has been outlined within the FRA. The site is currently within Flood Zone 1 and anticipated to be within a future Flood Zone 2, with NPPF being clear that development of this nature in Flood Zone 2 is acceptable (see table 4-2 of the FRA).

In terms of flood resilience measures, these are fully detailed in Section 4.12 of the FRA, which can be conditioned. Furthermore, the report also makes recommendations on Flood Warning and Emergency Planning (4.13) which can also be conditioned.

We also minded that the site already has extant approval for 4 units, so the provision of 3 units represents less risk.

We are therefore of the view that the proposal is acceptable on the basis of flood risk. I would be grateful of your thoughts and I hope we can continue our positive dialogue on the application.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
[REDACTED]

From: Neal Thompson
Sent: 17 June 2026 19:06
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Kevin Shoplan [REDACTED]
Subject: RE: K/9/26/PD - Potato Barn

Hi Harry

Just to update you our Flood Risk Consultant is on leave this week, but he has requested the EA modelling data last week, he expects this to be available in around 3 weeks, which would keep us on track for 17 July determination period. However, if we could extend the prior approval by 2 weeks, that would I think give us sufficient time to respond to you on this point. We feel this is reasonable given the Council's previous judgement on flood risk.

Please let me know your thoughts.

Kind regards

Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING LLP
Downe House, 303 High Street, Orpington, Kent, BR6 0NN
[REDACTED]

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 11 June 2026 16:27
To: Neal Thompson [REDACTED]
Subject: K/9/26/PD - Potato Barn

Good afternoon, Neal,

Thanks for your time this afternoon.

Just to recap in respect of this current application, I can see that the submitted Flood Risk Assessment confirms that the site lies within the anticipated Future Flood Zone + Climate Change

extent (Undefined) in the 2070-2125 cohort as outlined on the EA's flood mapping. The submitted FRA includes proposed mitigation measures for this source of flood risk; however, it does not appear to identify the flood depths for the relevant event/period.

Could you advise how long it would take to update the FRA to include the modelled flood depths, and to revise/cater the mitigation measures accordingly? This would allow a more informed assessment of the proposed mitigation measures against the anticipated risk and enable a more informed judgement on whether the proposal would be safe for its lifetime, particularly with respect to the ground-floor bedrooms.

On the basis the review of any updated FRA will be undertaken by Officers, we would not need to re-consult anyone, so I am happy to take this on as an amendment under this application, subject to timescales. I will confer with my Line Manager as to whether we would be willing to briefly extend the lifetime of the application should it be necessary to account for this matter and update you accordingly if this is agreeable. If you can get a timescale to me, that will help inform his decision, I'm sure.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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