

[REDACTED]

From: Simon Davis
Sent: 17 January 2022 18:59
To: [REDACTED]
Subject: P/178/21/OUT Land West of Pagham Road

Dear Mr Jones,

I am your case officer. I have carried out an initial review of the proposal and I note that the site is partially within an area of future flood risk (future FZ3a) as defined by our Level 1 SFRA 2016 (Appendix D Climate Change Mapping – tile 4 of 46). This would affect houses shown on the illustrative layout at the rear of the site. I note that the submitted FRA does not pick this up (it only mentions climate change in respect of drainage). Our policy at Arun, in line with guidance in the NPPF and PPG, is to require sequential assessments where proposals are at risk from future flooding regardless of any existing defences (should there be any).

We will therefore require the submission of a sequential assessment. This is consistent with other proposals affected by future flood risk in the district. Should you wish to discuss then this is fine but please note that if there is no sequential submitted then I will have to report it as a policy conflict in the eventual report. I am of course willing to agree the parameters of the Sequential.

I have not identified any other initial concerns with the submission.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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