

[REDACTED]

From: Simon Davis
Sent: 18 January 2022 16:04
To: Planning Scanning
Subject: FW: P/178/21/OUT Land West of Pagham Road

[REDACTED]

From: Owen Jones [REDACTED] >
Sent: 18 January 2022 14:31
To: Simon Davis [REDACTED]
Cc: Ruth McKeown [REDACTED]; John-Rhys Davies [REDACTED]
Subject: RE: P/178/21/OUT Land West of Pagham Road

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Dear Mr Davis, thank you for your email, the contents of which are noted. I will discuss this with Brookbanks who prepared the FRA in accordance, as I understand, with the NPPF and NPPG using the latest Flood Maps for Planning published by the Environment Agency and incorporating the 2021 Climate Change allowances. I will revert to you shortly. Kind regards, Owen

From: Simon Davis [REDACTED]
Sent: 17 January 2022 18:59
To: Owen Jones [REDACTED]
Subject: P/178/21/OUT Land West of Pagham Road [Filed 18 Jan 2022 08:51]

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

[REDACTED]



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