

[REDACTED]

From: Owen Jones [REDACTED]
Sent: 11 February 2022 13:09
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]
Subject: P/178/21 West of Pagham Road

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Dear Mr Davis,

I am writing to provide you with an update from the applicant. We appreciate the correspondence to date and concurrently we are also monitoring responses on the Council's website.

We are currently preparing a reasons to the County Council's highway comments and we intend to provide by the 18th February as requested. We are also intending to submit an Air Quality Assessment in response to the comments from the Environmental Health Officer.

Turning to the Environment Agency's comments, we note these are similar to your own observations. We have discussed this with Brookbanks who are now liaising with the EA regarding their flood model.

The submitted FRA was produced in light of the available EA Flood Map data for planning. We recognise that Arun's policy, in line with guidance in the NPPF and PPG, is to require sequential assessments where development is at risk from future flooding. The masterplan intends that the proposed houses (more vulnerable development) is located within flood zone 1. Amenity open space is considered to be Water Compatible Development. On the basis of this principle, and subject to the on-going Brookbanks work regarding flood modelling, we do not consider a sequential assessment to be necessary, as was the case on the recent Hook Lane development. Once we have clarity of the appropriate and most up to date evidence we will be able to provide a comprehensive response. Hopefully we will be able to respond by the 11th March.

We are also aware of recent representations by the Parish Council, Natural England and the Council's ecologist. We will consider these and reply shortly.

Kind regards, Owen

Owen Jones
Director

LRM Planning - Covid 19 Statement

[REDACTED]

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