

Iqraa Malik

From: John Markham <[REDACTED]>
Sent: 05 September 2025 10:19
To: Iqraa Malik
Cc: [REDACTED]
Subject: RE: Request for further information P/84/25/HH
Attachments: Flood Risk Statement No 15 West Front Road - Pagham - Bognor Regis - PO21 4SY.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms Iqraa Malik

Further to our previous e-mail sent
in regards to outstanding Planning matters concerning our current Planning Application
ref : P/84/25/HH for the above mentioned Development at which time we provided you with :-

- A) Drg No WFR/PP/101/1 of the existing Bungalow's proposed front elevation at a scale of 1:100th as requested.
- B) Our proposed Bio-diversity enhancement statement as requested.
- C) Drg No WFR/SL/100/2 with the existing Bungalow front elevation scale clarified and drawing number amended to which we would request for you replace accordingly.

Please now find attached the last remaining piece of information ie :- the Flood Risk Statement as requested.

Therefore we trust that you now have all the information you require to formally validate the aforementioned Planning Application and we will be in contact with you shortly by phone to seek your confirmation that this is the case.

Very many thanks

Mr & Mrs J Markham

From: Iqraa Malik <[REDACTED]>
Sent: 13 August 2025 10:56
To: [REDACTED]
Subject: RE: Request for further information P/84/25/HH

Good morning,

Thank you for your email.

I can confirm the description as been revised as per your email below.

With regards to the front elevation, as you are amending the fenestration and steps, you are required to submit existing and proposed front elevations. Please submit the proposed front elevation at a standard metric scale of 1:100 or 1:50.

The biodiversity enhancement statement is a local validation requirement, different to the biodiversity net gain, and as a minimum should state how the application seeks to protect and improve the existing on-site natural environment. I have attached a couple examples above for your convenience.

As this site falls under flood zone 3, you are required to submit a flood risk assessment. This is a local validation requirement for all applications located in the Environment's Agency's flood zone 2 or 3.

I have attached Arun's HH Validation Requirements List above, please refer to pages 12 and 13 for further information regarding the Biodiversity Enhancement Statement and Flood Risk Assessment.

Please do not hesitate to contact me if you require any further assistance.

Kind Regards,
Iqraa Malik

From: John Markham <[REDACTED]>
Sent: 12 August 2025 17:56
To: Planning.Responses <[REDACTED]>
Cc: [REDACTED]
Subject: FW: Request for further information P/84/25/HH

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Hello,

Thankyou for your letter dated 7th August, from Neil Crowther, your ref P/84/25/HH
In this letter, you requested resolution of five matters.
However, these issues were raised previously and addressed in my email below of 21st July.
Is it possible that this email went astray?

Can you please confirm receipt of this current email and that the matters in question are now resolved.

Best regards,
John Markham

From: John Markham
Sent: 21 July 2025 11:01
To: [REDACTED]
Subject: RE: Request for further information P/84/25/HH

Dear Ms Malik,

Further to the letter dated 18th July 2025 from Neil Crowther in regards to the above mentioned Planning Application having now carefully considered all your comments raised we would now respond as follows in corresponding order ie :-

A) Development Name : We are happy to have a revised Development name description in so far as " Erection of single storey Non-habitable detached outbuilding and installation of new boundary fence. Alterations to

existing dwelling fenestration, with front patio and steps together with repositioning of existing Vehicular crossover”.

Please note we need include the Non-habitable phrase within the title Application description as the proposed outbuilding is exactly this in usage eg : there will be no Kitchen facility arrangements whatsoever.

Please also note we would be happy for you in due course to condition the proposed Development if approved with such a condition whether as a standard or Grampian to be : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and for no other purpose.

Finally should you require any additional clarification on this matter please do not hesitate call me on my Mobile : [REDACTED] to discuss accordingly.

B) Elevations : Please find attached a PDF copy of Drg No WFR/PP/100/1 on which you will note a scale of 1.100th is included on the title existing front (North West) Elevation. Furthermore you will note immediately next to this we have also a Bar Scale for any measuring purposes.

C) Visibility Splay : Please be advised that the road fronting our property is not governed in any way or maintained by West Sussex County Council Highways as it is a private road solely owned & controlled by Pagham Beach Holdings, albeit the maintenance & upkeep of this road is funded by the Pagham Beach Residents Association.

It is also to be noted that this road has a speed restriction of 10mph (Nb : Photo attached) put on it by Pagham Beach Holdings, has no concrete kerb but a tarmac edging which is 4500mm away from our Property front boundary line (Nb : Photo attached), therefore could you please confirm that no such visibility splays will be required.

D) Biodiversity Enhancement Statement : Please note it is our understanding that the Development site will affect less than 25m² of habitat (Nb : the area of land to be development is 95% composed of buildings & hard-standings comprising of and gravel/shingle with less than 25m² of ruderal habitat) and is therefore exempt from the requirement to deliver Biodiversity Net Gain (BNG). This exemption is set out under Regulation 4(1)(a) of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which states that development is exempt where “the development does not impact apriority habitat and affects an area of habitat of less than 25 square metres or a linear habitat of less than 5 metres in length”.

E) Flood Risk Assessment : We would again confirm that the proposed new outbuilding as noted above will not be for any permanent residential and on this basis we are given to understand that a FRA is not required, therefore it would be greatly appreciated if you could confirm accordingly.

Finally we trust that you will find the foregoing self-explanatory and all in order and will now hopefully be able to validate our current Planning Application.

Very many thanks
Mr & Mrs John Markam

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 18 July 2025 12:19

To: [REDACTED]

Subject: Request for further information P/84/25/HH

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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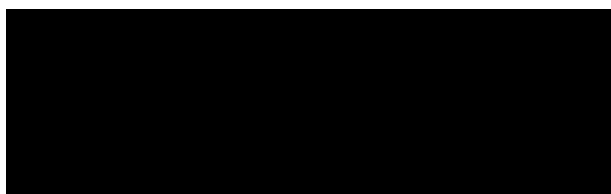
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Iqraa Malik
PROFESSIONAL SERVICES



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