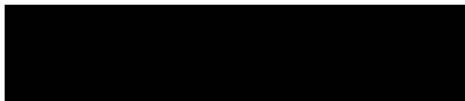


J.Higham Associates

CHARTERED SURVEYORS

Woodlands Cottage, Normandy,

Guildford, Surrey GU3 2HT



Our Ref: JAH/SH

22nd May 2015

S Davis, Esq., BA, DipTP, MRTPI,
For Assistant Director,
Planning & Economic Regeneration,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

Dear Mr. Davis,

re. Town & Country Planning Act 1990 (as amended)

Application ref: P/12/15/PL

Land to the east of 29 Harbour Front Road, Pagham

Proposed erection of 3 detached bungalows, each with garage, parking and deck

I refer to our exchange of e-mails 15th May concerning the above application and am grateful for being permitted a further extension of time to 1st June to allow the additional information requested to be obtained and assessed.

As previously advised, I instructed local independent land surveyors, Shaw Colegate, to provide AOD levels both on site and upon the adjacent road frontage. The survey was conducted on 15th May and I enclose for your information two copies of the Shaw Colegate Drawing dated May 2015. As can be seen, the AOD levels provided are at variance with the "spot levels" originally submitted with the Application, which were based on information from a Southern Water survey on the estate, which it appears was using a different datum. I apologise for any inconvenience caused by this error of information.

I have therefore amended the Drawings to delete all reference to the previous "spot levels" and have provided the AOD levels on the amended Site Plan Drawing no. 05/109/01 revision G, two copies of which are enclosed for your attention.

I would mention that the AOD levels provided at the top of the roadside bank, which I have circled in red on the Shaw Colegate Drawing, have been disregarded as it is proposed that this bank be removed as part of the development and these "top of bank" levels are therefore irrelevant. I trust that this is accepted.

bungalows above natural ground level, it has been decided to reduce the finished floor level within the bungalows to 5.100 AOD, which I understand is the current minimum floor level accepted by Environment Agency. This was referred to in my e-mail to you of 28th April 2015, as follows:

I would mention that the current proposed finished floor level for the development at 5.500 AOD was based on the Application submitted in 2007 which complied with EA data at the time. Subsequently, EA has revised their recommendations to 4.800 AOD plus 0.300 freeboard, to give a minimum finished floor level at 5.100 AOD. For this re-submitted scheme, it was decided to provide an enhanced freeboard and retain the finished floor level at 5.500 AOD, but if that causes a problem with the visual appearance of the bungalows in the street scene, the finished floor level can be reduced to the current EA recommendation of 5.100 AOD.

I also enclose exchange of e-mails from 26th September 2013, with my client's consultant, Keelan Sergeant on the matter, and trust that this change in finished floor levels within the bungalow is accepted.

This change in finished floor levels and the AOD levels have also enabled the scheme to be amended and I therefore enclose for your attention two sets of Drawings no. 05/109/04E, 05E and 06E, which show the proposed bungalows with the revised AOD levels.

I also enclose as requested a street scene Drawing no. 05/109/07, with AOD levels clearly defined. This illustrates that the proposed development sits reasonably within the street scene and adjacent to the existing building and the dwelling at 27 Harbour Road. The proposed new bungalows, although slightly elevated to achieve a finished floor level of 5.100 AOD, are well below the limitation you imposed on the Sandy Road car park site.

It is hoped therefore that this amended scheme can be considered acceptable.

Needless to say, should you require any further information or clarification, do please contact me.

Yours sincerely,

J.A. Higham MRICS