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From: Jack Karagoz [REDACTED]
Sent: 30 September 2026 13:51
To: Simon Davis <Simon.Davis@arun.gov.uk>; Rebecca Hornsby [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Hi Simon,

Thank you, that all sounds sensible and we appreciate you taking this forward in that way.

I agree that the key point for Members will be understanding what, if any, actual harm or increased flood risk would arise from agreeing the departure from Standard 2, rather than simply focusing on the fact that there is a technical departure from the current LLFA standard.

From our perspective, the drainage strategy itself is workable and safe and does not increase flood risk either on-site or elsewhere (which the LLFA agree with). It is also worth bearing in mind that Standard 2 was only introduced in July 2025 and therefore was not a requirement when the drainage strategy for the previously withdrawn application was considered and granted a resolution.

If it would assist either you or your Engineer in understanding the practical implications of the departure, we would be very happy to arrange a discussion with our drainage engineer. Equally, if the LLFA are willing to engage further following your latest request, we would be happy to join that discussion as well.

It sounds as though the approach you are proposing in the report is a sensible one, particularly if the LLFA are unable to identify any material flood risk harm arising from the departure.

Thanks,

Jack Karagoz MRTPI
Associate – DHA London

[REDACTED]

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 September 2026 15:14
To: Rebecca Hornsby [REDACTED]
Cc: Jack Karagoz [REDACTED]
Subject: RE: WA/18/26/PL - Land off Arundel Road Fontwell

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Dear Rebecca,

I spoke with my Group Head this morning and his advice was to seek a third-party view from our own engineers before agreeing a departure. However, our Engineer has no knowledge of the site or the case and so it is difficult for him to give a view. Therefore, I've written back to the LLFA to ask them to try to quantify the harm from agreeing a departure.

It is extremely unlikely that we would refuse the application based on non-compliance with Standard 2 but as this is going to committee, it will be important to be able to advise members properly of the risks of agreeing a departure. I will now complete my report (stating that a departure can be agreed based on substantial weight to the housing contribution) and put it through for signoff. Whatever we get back from the LLFA can then be incorporated into a written report update or used to answers any questions from members at the committee.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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Delivering the right homes in the right places



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