

[REDACTED]

From: Simon Davis

Sent: 10 September 2020 10:40

To: 'Sarah Roberts - CAAD Ltd' [REDACTED]

Subject: RE: Y/70/20/OUT - Flood Risk Assessment

Dear Sarah,

In our principal lawyer's view, a sequential assessment needs to be provided if at the time of the determination of the application, the land levels remain within the flood risk zone. Please see paragraph 158 of the NPPF which states "development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with lower risk of flooding."

Therefore a sequential assessment would be required.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Simon Davis

Sent: 07 September 2020 10:46

To: Sarah Roberts - CAAD Ltd [REDACTED]

Subject: RE: Y/70/20/OUT - Flood Risk Assessment

Dear Sarah,

Thanks for this. I am checking the sequential assessment position with our principal lawyer. She is away til next week so I hope to confirm then. In the meantime, I will put the FRA on the website.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Sarah Roberts - CAAD Ltd [REDACTED]
Sent: 07 September 2020 08:46
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: Y/70/20/OUT - Flood Risk Assessment

Good Morning Simon,

Thank you for your email of 28th August, we are currently in the process of discussing your comments with Ms Taylor and will get back to you presently regarding this.

In the meantime, as you have advised, we will still submit the requested reports for consideration. Please find the updated FRA attached which now includes the assessment of future flood risk. It has been proposed to raise ground levels in the south west of the site (comprised of between 0.12-0.39m of ground level raising) so that the Site is actually raised above the unlikely 1 in 200 year (undefended) (2115) flooding scenario. This would place the site in Flood Zone 1 in the present day and in the future scenario as well, which should negate the requirement for the Sequential Test, as below:

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required		✓
	Zone 3a	Exception Test required	✓	*	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	*	*	*

Key: ✓ Development is appropriate.
* Development should not be permitted.

Please can you confirm the attached is sufficient and that a sequential test will not be required?

Kind Regards,

Sarah

