From: **Saskia Lower** <slower@eceplanning.com>
Date: Mon, 31 Mar 2025 at 09:51
Subject: FW: Planning Inspectorate APP/Y3805/W/25/3359366: Elreg House, BN43 6WP
To: North3@planninginspectorate.gov.uk <North3@planninginspectorate.gov.uk>
Cc: Huw James <hjames@eceplanning.com>, Peter Barnett <peter.barnett@adur-worthing.gov.uk>, Planning - <planning@adur-worthing.gov.uk>

Dear Sir, Madam

I hope you are well.

Following receipt of the additional Flood Risk Response (WSP) dated 18 March 2025, please find attached our rebuttal produced by Motion Drainage Consultants.

Upon review of WSP's 18th March 2025 statement, they have not referenced Motion's technical note TN01 dated 4th February 2025 or discussed the information within it. TN01 provided a full review of the newly released Risk of Flooding from Surface Water (RoFSW) map (dated January 2025), and this review revealed that the new RoFSW map removed the areas and levels of flood risk that formed the basis of WSP's objection. Instead, WSP's 18th March statement continues to refer to the original FRA and the levels of flood risk exhibited in the old, now superseded RoFSW. It also extensively discusses paragraphs of the NPPF that, in the light of TN01 and the updated RoFSW, is no longer relevant. As such, WSP's 18th March 2025 statement and maintained objection is incorrect and based upon outdated flood risk information and refers to an FRA that has been advanced upon through the information provided in TN01.

As such, safe (and dry) access and egress can be achieved and the basis for WSP's maintained objection is unfounded and should be disregarded in the appeal.

Please could we ask the attached note and contents of this email is forward to the Inspector for consideration.

Kind Regards

Saskia Lower AssocRTPI
Planner

ECE Planning