

Arun District Council
Development Control
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2025/126811/01-L01

Your ref: AB/64/25/PL

Date: 12 June 2025

Dear Planning Officer,

**DEMOLITION OF EXISTING GARAGE AND ERECTION OF MIXED USE BUILDING
COMPRISING WOOD WORKSHOP TO GROUND FLOOR WITH SINGLE, SELF-
BUILD DWELLING ABOVE.
LAND ADJACENT 18 QUEENS LANE ARUNDEL BN18 9JN**

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We note that the site already has planning permission for 2 dwellings with a very similar design, and the proposed development reduces the number of dwellings in Flood Zone 3 to one. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 13341 April 2025) and the following mitigation measures it details:

- Finished floor levels for all living and sleeping accommodation shall be set no lower than 4.1 metres above Ordnance Datum (AOD)
- The ground floor areas shall be designated exclusively for Less Vulnerable uses.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

www.gov.uk/environment-agency

Cont/d..




Environment Agency response



Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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-----Original Message-----

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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: AB/64/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land Adjacent 18 Queens Lane Arundel BN18 9JN

LPA ref: AB/64/25/PL

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