

Arun District Council - Development
Control
MALTRAVERS ROAD,
LITTLEHAMPTON, BN17 5LF

Reference: HA-2024-125722/06
Customer reference: AL/11/24/OUT
06 May 2026

Further Information submitted - Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement

Land East of Westergate Westergate

Dear Hannah Kersley,

Thank you for contacting us.

This is our response to your consultation AL/11/24/OUT.

Environment Agency position

In the absence of an adequate flood risk assessment (FRA) **we object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist.

The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to provide sufficient information on the proposed flood compensation area. We would expect level for level compensation to be provided with the FRA showing; detailed maps highlighting areas of loss and compensation, design drawings of the compensation area, slices through the



compensation area showing that compensation is provided at the same elevation as the lost storage.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Advice to Local Planning Authority (LPA)

We are aware that your LPA may currently be subject to the 'presumption in favour of sustainable development'. Given our outstanding objection on flood risk grounds we would like to highlight that in this case, as set out in National Planning Policy Framework (NPPF) footnote 7, the 'presumption in favour of sustainable development' should not apply as our objection provides a clear reason for refusal. If your LPA is not subject to the 'presumption in favour of sustainable development' you can disregard this paragraph. If our objection on flood risk grounds is subsequently withdrawn, you can also disregard this paragraph.

We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact us before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

In accordance with Paragraph 019 of the 'Determining a planning application' Guidance (Ref. ID: 21b-019-20190315), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any questions regarding our response, please contact

[REDACTED]

Yours sincerely,

Victoria Hindmarsh,

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

From: Elaine Walby on behalf of Planning.Responses
Sent: 07 May 2026 17:11
To: Planning Scanning
Subject: FW: AL/11/24/OUT - EA response
Attachments: Response 06-05-2026.pdf

PL- Consultation- Environment Agency response

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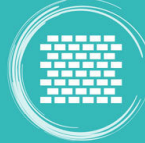
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: [Redacted]
Sent: 06 May 2026 16:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/11/24/OUT - EA response

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Further Modelling Information submitted - Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement
Land East of Westergate Westergate

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'AL/11/24/OUT'.

We have outlined any objections, conditions or informatives that are necessary for your application. if you have any questions regarding our response, please contact [Redacted]

Yours sincerely,
Victoria Hindmarsh
[Redacted]

Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

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