

Arun District Council - Development
Control
Maltravers Road, Littlehampton, BN17
5LF

Reference: PA-0000287/03
Customer reference: BE/15/26/PL
27 May 2026

New Docs - Erection of a 3-storey building comprising of under-croft car parking and bicycle store, 2 floors of 4 No self-contained flats on each (8 No flats in total) with pedestrian access formed onto Ash Grove. This application is in CIL Zone 4 (Zero Rated) as flats

Land Est of Heath Place, Bersted, PO22 9SL.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation BE/15/26/PL.

Environment Agency position

The document submitted on 11 May 2026 (*AEG5966 Response to Latest EA Objection*), states that levels are being lowered from outside the floodplain which will increase floodplain capacity. However, the figure on page 3 does not clearly show which areas outside the floodplain are being lowered to act as compensation, as such it is not possible to see where the floodplain has been extended.

Additionally, the table on page 4 does not appear to add up correctly. For example, the cumulative gain/loss column does not total the net gain/loss from the Undercroft North, Undercroft South, Retaining Wall and Stairs columns. The cumulative gain/loss value reduces above the level of 2.03 and the values do not match in the 'Total FCS Volume' and 'Net Gain/Loss' sections.

Despite our concerns regarding the Floodplain Compensation Area (FCA) information provided, the Flood Risk Assessment (FRA) (and FRA addendum) both failed to state that the site is outside the fluvial design flood extent (1% AEP +35%). Considering that the site is outside of this extent, we shall remove our objections to this application.

Therefore, we have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted, and that the details in relation to this condition be submitted and approved by the Local Planning Authority (LPA).

The proposed development will only meet the National Planning Policy Framework's (NPPF'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 (dated February 2026) and the following mitigation measures it details:

- Finished floor levels for residential accommodation shall be set no lower than 4.2 metres above Ordnance Datum (AOD).

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

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

- To reduce the risk of flooding to the proposed development and future occupants

Advice to LPA

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during

a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

Advice to applicant

Signing up for flood warnings

Occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

If you have any questions regarding our response, please contact

[REDACTED]

Yours sincerely,

Victoria Hindmarsh,

[REDACTED]

[REDACTED]

[Redacted]

From: Elaine Walby on behalf of Planning.Responses
Sent: 27 May 2026 17:12
To: Planning Scanning
Subject: FW: BE/15/26/PL - EA response
Attachments: Response 27-05-2026.pdf

PL- Consultation- Environment Agency response

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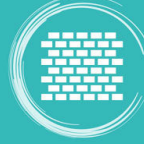
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: PlanningSSD [Redacted]
Sent: 27 May 2026 07:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/15/26/PL - EA response

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Dear Planning Officer,

Find attached a Planning Application response to your consultation 'BE/15/26/PL'.

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]
[Redacted]

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

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