

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

Our ref: HA/2025/127039/02-L01

Your ref: BN/97/25/PL

Date: 15 October 2025

Dear Planning Officer,

**SUBSTITUTE FRA CHANGE OF USE OF LAND FROM AGRICULTURAL USE TO RESIDENTIAL USE, CREATING 4 NO PERMANENT PRIVATE GYPSY PLOTS WITH ASSOCIATED PARKING, LANDSCAPING AND FACILITIES.
CHURCH LANE, BARNHAM LAND OFF CHURCH LANE BARNHAM**

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 have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted. The proposed development will **only** meet the 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 (ref 24190.2, dated 04/07/2025) and the following mitigation measures it details:

- Ground levels shall be set no lower than 4.39 metres above Ordnance Datum (AOD)
- Compensatory flood storage shall be provided as proposed in section 13 and in drawing ACC-DRAFT-001. This shall be completed before occupation.

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.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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

Reason

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

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

[Redacted contact information]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

[REDACTED]

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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: BN/97/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land off Church Lane Barnham

LPA ref: BN/97/25/PL

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