

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

Our ref: HA/2025/126722/01-L01
Your ref: EP/33/25/PL
Date: 13 May 2025

Dear Planning Officer,

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 1 NO NEW DWELLING (SELF/CUSTOM BUILD). THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS A NEW DWELLING SEAFIELD LODGE SEAFIELD ROAD EAST PRESTON BN16 1NA

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 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 (dated 25 March 2025) and the following mitigation measures it details:

- All sleeping accommodation must be restricted to 1st floor level and above.

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

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

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

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

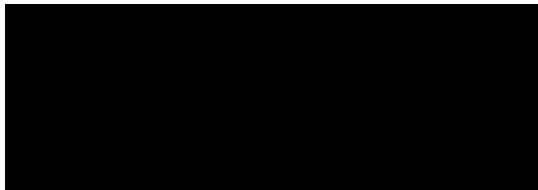
Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

[REDACTED]
[REDACTED]



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-----

From: [REDACTED]
Sent: 13 May 2025 08:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: EP/33/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Seafield Lodge Seafield Road East Preston BN16 1NA

LPA ref: EP/33/25/PL

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