

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

Reference: PA-0006111/01
Customer reference: FP/66/26/PL
23 June 2026

Retention of an existing agricultural barn previously approved under FP/106/23/AG with a total roof height of 4.2m (compared to 2.9m as permitted). This application is in CIL Zone 5 (Zero Rated) as other development.

Rabbit Island, Rear of 84 Brooks Lane, Bognor Regis, PO22 8DN.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation FP/66/26/PL.

Environment Agency position

In the absence of an acceptable 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 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Consider how people will be kept safe from the identified flood hazards.
- Consider how a range of flooding events (including extreme events) will affect people and property.
- Consider the requirement for flood emergency planning including the evacuation of people for a range of flooding events up to and including the extreme event.

- Take the impacts of climate change into account. There is no assessment of the impact of climate change using appropriate climate change allowances. We would advise the applicant to look at [the guidance on Climate Change Allowances](#).

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 on any revised FRA submitted and we'll respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

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]

From: Daun Johnson on behalf of Planning.Responses
Sent: 23 June 2026 16:54
To: Planning Scanning
Subject: FW: FP/66/26/PL - EA response
Attachments: Response 23-06-2026.pdf

Please upload attachment to FP/66/26/PL, planning, consultee response, EA

Daun Johnson
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Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'FP/66/26/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]
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

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