

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

Reference: PA-0005664/01
Customer reference: LU/133/26/PL
12 June 2026

**Change of use from part E(c) Business and part C4 Residential, to C3 Residential.
This application is in CIL Zone 4 and is CIL Liable as a new dwelling.**

34 New Road, Littlehampton, West Sussex, BN17 5AT.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation LU/133/26/PL.

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, and that the details in relation to this condition be submitted and approved by the Local Planning Authority.

We see that the current use of the ground floor includes a residential kitchen and garden room, therefore the ground floor is mixed use residential and commercial. Considering this, 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 (26/5/2026) and the following mitigation measures it details:

No bedrooms or sleeping accommodation will be permitted on the ground floor

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

If you have any questions regarding our response, please contact

[REDACTED]

Yours sincerely,

Victoria Hindmarsh,

National Contact Centre: [REDACTED]

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 15 June 2026 08:35
To: Planning Scanning
Subject: FW: LU/133/26/PL - EA response
Attachments: Response 12-06-2026.pdf

Please upload attachment to LU/133/26/PL, planning, consultee response, EA

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: PlanningSSD [REDACTED]
Sent: 12 June 2026 09:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/133/26/PL - EA response

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34 New Road Littlehampton West Sussex BN17 5AT

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'LU/133/26/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
National Contact Centre [REDACTED]
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

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