

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

Our ref: HA/2025/127305/02-L01
Your ref: LU/247/25/PD
Date: 03 February 2026

Dear Planning Officer,

PRIOR APPROVAL UNDER SCHEDULE 2, PART 3, CLASS MA FOR THE CHANGE OF USE FROM A BUSINESS (CLASS E) TO 1 NO FLAT (C3).

78 A HIGH STREET, LITTLEHAMPTON, BN17 5DX.

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 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. 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
- take the impacts of climate change into account flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resistant to the flood levels for the 0.5% AEP (2125) tidal design flood event.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and/or property as highlighted above.

If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA and we'll respond within 21 days of receiving

Environment Agency
Teville Gate House 25 (Cafe) Railway Approach, Worthing Central, Worthing, BN11 1UR.

www.gov.uk/environment-agency

Cont/d..

it.

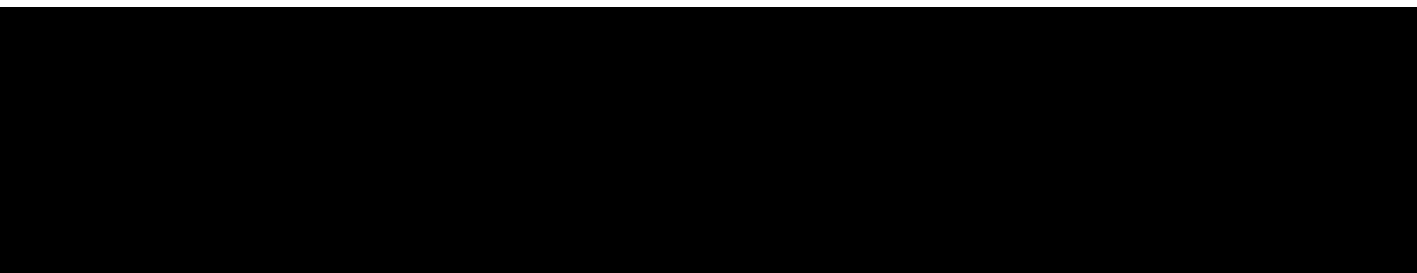
Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

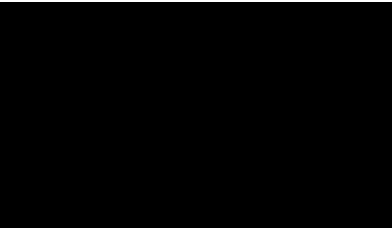
Environment Agency – Solent & South Downs Sustainable Places

Advisor: Victoria Hindmarsh

[Redacted signature block]



PL- Consultation - Environment Agency response



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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

From: 
Sent: 03 February 2026 14:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: LU/247/25/PD

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

The proposal has been reviewed and I enclose the Environment Agency's comments on:
78 A High Street Littlehampton BN17 5DX

LPA ref: LU/247/25/PD

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.