

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

Our ref: HA/2025/127305/01-L01
Your ref: LU/247/25/PD
Date: 17 December 2025

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

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our below.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason

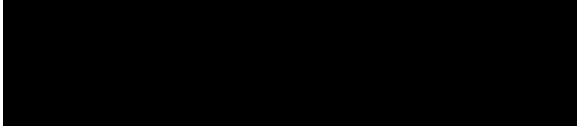
The application site lies within Flood Zone 3, which is land defined by the Planning Practice Guidance for the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change as having a high probability of flooding. The NPPF (paragraph 181, footnote 63) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

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



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.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

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



From: Nicola Spencer on behalf of Planning.Responses
Sent: 18 December 2025 10:41
To: Planning Scanning
Subject: FW: Environment Agency Response to: LU/247/25/PD
Attachments: PlanningProposal.rtf

PL- Consultation- Environment Agency response

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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: 17 December 2025 12:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: LU/247/25/PD

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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

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