

Arun District Council
Planning Policy
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2026/127378/01-L01
Your ref: LU/249/25/RES
Date: 30 January 2026

Dear Sir/Madam

APPROVAL OF RESERVED MATTERS FOLLOWING LU/47/11/ (AMENDED BY LU/182/15) COMPRISING 288 NO RESIDENTIAL DWELLINGS, THE FORMATION SUDS FEATURES, CHILDREN'S PLAY SPACE, LANDSCAPING, CAR PARKING, ROADS, LANDSCAPING AND PUBLIC ACCESS TO THE NORTHERN EXTENT OF THE BLACK DITCH OPEN SPACE.

LAND NORTH OF TODDINGTON LANE LITTLEHAMPTON BN17 7PP

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

The proposed development will only meet the 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 addendum (dated November 2025) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 4 metres above Ordnance Datum (AOD)

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 occupiers.

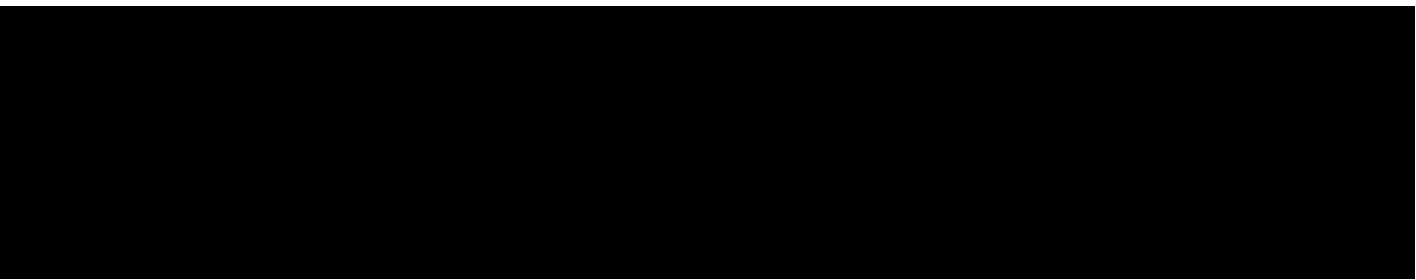
If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Sophie Brown

[Redacted signature block]



PL- Consultation- Environment Agency response




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

From: 
Sent: 30 January 2026 15:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: LU/249/25/RES

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land north of Toddington Lane Littlehampton BN17 7PP

LPA ref: LU/249/25/RES

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