

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

**Our ref:** HA/2011/111399/04-L01  
**Your ref:** LU/250/25/RES  
**Date:** 30 January 2026

Dear Planning Officer,

**APPROVAL OF RESERVED MATTERS FOLLOWING THE GRANT OF LU/47/11/ (AMENDED BY LU/182/15/PL) FOR 111 NO DWELLINGS, 1472SQM OF RETAIL FLOOR SPACE, 418SQM OF COMMUNITY CENTRE FLOOR SPACE, A CIVIC PUBLIC OPEN SPACE (0.35HA), A COMMUNITY CAR PARK AND A SUPER LEAP (INCORPORATING FITNESS EQUIPMENT / TRAIL) COMPRISING 0.62HA. 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 below.

**Environment Agency position**

We have **no objection to the reserved matters application 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. 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

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

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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lifetime of the development.

**Reason**

To reduce the risk of flooding to the proposed development and future occupants

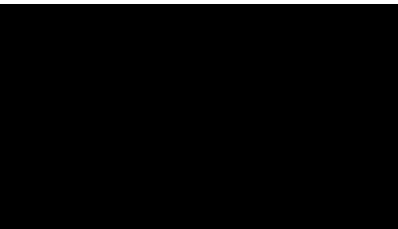
Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

**Mrs Sophie Brown**  
**Sustainable Places Planning Advisor**

[REDACTED]  
[REDACTED]

PL- Consultation- Environment Agency response



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To: Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
Subject: Environment Agency Response to: LU/250/25/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/250/25/RES

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