

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

Our ref: HA/2026/127471/01-L01
Your ref: LU/29/26/PL
Date: 27 February 2026

Dear Planning Officer,

DEMOLITION OF EXISTING GARAGE/OFFICES WITH ASSOCIATED HARD STANDING AND CONSTRUCTION OF 2 NO RESIDENTIAL BUILDING COMPRISING OF 3 NO ONE BEDROOM HOUSES AND 1 NO TWO BEDROOM HOUSE. THIS APPLICATION AFFECTS THE CHARACTER AND APPEARANCE OF THE LITTLEHAMPTON (RIVER ROAD) CONSERVATION AREA AND IS IN CIL ZONE 4 AND IS CIL LIABLE AS NEW DWELLINGS.

25 RIVER ROAD LITTLEHAMPTON BN17 5BZ.

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

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

Environment Agency position

We **object** to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework (NPPF) and planning practice guidance (PPG). We recommend that planning permission is refused on this basis.

Reason(s)

NPPF Annex 3 classifies development types according to their vulnerability to flood risk. PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. This site lies within Flood Zone 3b functional floodplain, which is land defined by the PPG as having a high probability of flooding.

The development is classed as More Vulnerable in accordance with Annex 3 of the NPPF. Table 2 of PPG makes it clear that this type of development is not compatible

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

www.gov.uk/environment-agency

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with this Flood Zone and therefore should not be permitted.

Advice to Local Planning Authority (LPA)

We are aware that your LPA may currently be subject to the 'presumption in favour of sustainable development'. Given our outstanding objection on flood risk/coastal change grounds we would like to highlight that in this case, as set out in NPPF footnote 7, the 'presumption in favour of sustainable development' should not apply as our objection provides a clear reason for refusal. If your LPA is not subject to the 'presumption in favour of sustainable development' you can disregard this paragraph. If our objection on flood risk/coastal change is subsequently withdrawn, you can also disregard this paragraph.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with Paragraph 019 of the 'Determining a planning application' Guidance (Ref. ID: 21b-019-20190315), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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

Yours faithfully

Victoria Hindmarsh
Planning Advisor

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██

From: Elaine Walby on behalf of Planning.Responses
Sent: 02 March 2026 10:28
To: Planning Scanning
Subject: FW: Environment Agency Response to: LU/29/26/PL
Attachments: PlanningProposal.rtf

PL- Consultation- Environment Agency response

Elaine Walby
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Planning Services

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

From: [REDACTED]
Sent: 27 February 2026 14:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: LU/29/26/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
25 River Road Littlehampton BN17 5BZ

LPA ref: LU/29/26/PL

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