

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

**Our ref:** HA/2025/126556/01-L01  
**Your ref:** LU/36/25/PL

**Date:** 11 March 2025

Dear Planning Team,

**CONSTRUCTION OF 1 NO 3-BEDROOM SELF-BUILD HOUSE (RESUBMISSION FOLLOWING LU/187/23/PL). THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS A NEW DWELLING.**

### **7 ROMAN ACRE LITTLEHAMPTON BN17 7HN**

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**

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

#### **Reasons**

The submitted FRA (Flood Risk Assessment, On behalf of Jeff Djeddet, Project Number 23953, dated January 2025) 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 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 resilient to the flood levels for the 0.5% event including climate change to 2125. Consequently the development proposes inadequate finished floor levels including freeboard.

#### **Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

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

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

Cont/d..

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.

### **Advice to the Local Planning Authority**

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 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 grounds 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 the Planning Practice Guidance (Ref. ID: 20150415), 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

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





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



Sent: 11 March 2025 11:16  
To: Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
Subject: Environment Agency Response to: LU/36/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:  
7 Roman Acre Littlehampton BN17 7HN

LPA ref: LU/36/25/PL

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