

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

**Our ref:** HA/2025/126556/02-L01

**Your ref:** LU/36/25/PL

**Date:** 03 April 2025

Dear Planning Officer,

**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 below.

### **Environment Agency position**

As this development poses an unacceptable risk to life and/or property from flooding, we **object** to this application and recommend that planning permission is refused.

### **Reason**

The site lies within Flood Zones 3 and 2, which is land defined by the planning practice guidance as having a high/medium probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property, from tidal inundation would be unacceptable if the development were to be permitted.

- The application does not provide sufficient freeboard above the design flood level. Latest guidance states that 600mm should be provided. However, the supplied FRA states that only 20mm has been provided for the new dwelling.

### **Overcoming our objection**

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and/or property as highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA and we'll respond within 21 days of receiving it.

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

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 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 ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn.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.

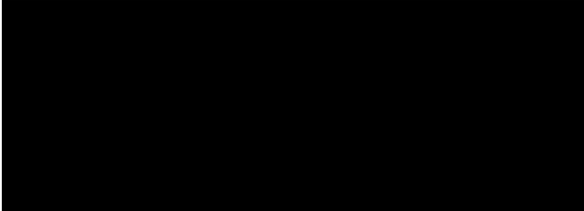
Yours faithfully

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






Environment Agency response



Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF [www.arun.gov.uk](http://www.arun.gov.uk)

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From:   
Sent: 03 April 2025 14:40  
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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