

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

Our ref: HA/2025/126664/02-L01
Your ref: LU/57/25/PD
Date: 13 May 2025

Dear Planning Officer,

AMENDED FRA - PRIOR NOTIFICATION UNDER SCHEDULE 2, PART 3, CLASS MA FOR THE CHANGE OF USE OF PART OF BUILDING ON GROUND FLOOR FROM RESTAURANT (CLASS E) TO DWELLING HOUSE (CLASS C3). 51 PIER ROAD LITTLEHAMPTON BN17 5LP

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 property from flooding, we **object** to this application and recommend that planning permission is refused.

Reason

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

The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There is insufficient flood risk mitigation up to the design flood level and no specified arrangements for safe access and egress.

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 property as highlighted above.

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

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 and we'll respond within 21 days of receiving it.

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]




Environment Agency response



Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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

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Subject: Environment Agency Response to: LU/57/25/PD

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
51 Pier Road Littlehampton BN17 5LP

LPA ref: LU/57/25/PD

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