

Arun District Council  
Planning team  
1, Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

**Our ref:** HA/2025/126664/01  
**Your ref:** LU/57/25/PD

**Date:** 16 April 2025

Dear Planning team (FAO: Harry Chalk),

**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 and comments below.

**Environment Agency position**

We **object** to the proposal and recommend that permission is refused. The site lies within Flood Zone 3a, which is land defined by the Planning Practice Guidance for Flood risk and coastal change as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property, within the development 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. We would request that a revised application considers the undefended modelling scenario to demonstrate how the proposed development – specifically, the ground floor sleeping accommodation – will be kept safe from the identified flood hazards.

**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 Flood Risk Assessment and we will respond within 21 days of receiving it.

If you have any queries regarding the above information relating to this application ref: LU/57/25/PD, please do not hesitate to contact the advisor identified below.

Yours faithfully,

**Environment Agency – Solent & South Downs**

Sustainable Places Advisor: Sophie Brown

Direct dial: [REDACTED]

Direct e-mail: [REDACTED]

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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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