

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

Our ref: HA/2025/126739/01-L01

Your ref: LU/76/25/PL

Date: 13 May 2025

Dear Planning Officer,

DEMOLITION OF VACANT SUPERMARKET BUILDING AND ERECTION OF FOUR-STOREY HOTEL WITH ANCILLARY RESTAURANT, PUBLIC REALM, LANDSCAPE IMPROVEMENTS, RETENTION OF ASSOCIATED CAR PARK AND ALL ASSOCIATED WORKS. THIS APPLICATION AFFECTS THE SETTING OF LISTED BUILDINGS AND AFFECTS THE CHARACTER AND APPEARANCE OF THE EAST STREET CONSERVATION AREA AND IS IN CIL ZONE 4 (ZERO RATED) AS OTHER DEVELOPMENT. EMPTY SUPERMARKET PREMISES AVON ROAD, LITTLEHAMPTON, BN17 6AT.

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

We have no objection to the proposed development as submitted, provided that the following condition be attached to any planning permission granted.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (dated April 2025) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 3.45 metres above Ordnance Datum (AOD).
- All sleeping accommodation shall be at first floor level or above.
- Demountable barriers at doors/openings at ground floor level shall be implemented to a minimum height of 600mm above ground floor level.
- Electrical ring mains shall be suspended from first floor level with drops to ground floor sockets and switches. Electrical sockets shall be set no lower than 600mm above ground floor level.

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

www.gov.uk/environment-agency

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These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants

Advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [planning practice guidance](#) (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

We strongly advise the Local Planning Authority to formally consider the emergency planning and rescue implications of the new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

Signing up for flood warnings

The applicant/occupants should phone Floodline on [REDACTED] to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

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 signature block]




Environment Agency response



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

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

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

From: 
Sent: 13 May 2025 09:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: LU/76/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Empty Supermarket Premises, Avon Road, Littlehampton

LPA ref: LU/76/25/PL

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