

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

Our ref: HA/2025/126849/01-L01

Your ref: LU/83/25/OUT

Date: 27 June 2025

Dear Planning Officer,

OUTLINE PLANNING APPLICATION (WITH ALL MATTERS EXCEPT ACCESS RESERVED) FOR THE CONSTRUCTION OF 31 NO. RESIDENTIAL UNITS. THIS WESTHOLME NURSERY TODDINGTON LANE LITTLEHAMPTON BN17 7PP

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

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application.

Reason

The submitted FRA 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 people will be kept safe from the identified flood hazards
- consider how a range of flooding events (including extreme events) will affect people and property
- take the impacts of climate change into account
- There is no assessment of the impact of climate change using appropriate climate change allowances 'Flood risk assessments: climate change allowances'

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.

[REDACTED]

The flood risk assessment does not acknowledge the small section of flood zone 3 present within the red line boundary; this section of fluvial flood risk needs to be considered within the FRA. The applicant should apply for a product 4 data pack and should use the information in the pack to compare the modelled design flood level with finished floor levels of sleeping accommodation.

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.

Guidance on how to prepare a flood risk assessment can be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

A checklist on what should be included in a flood risk assessment can also be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>

Advice to the Local Planning Authority

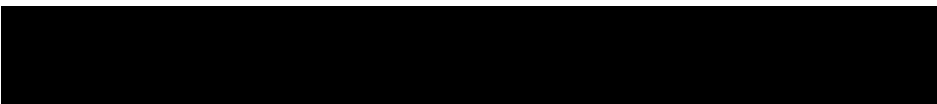
We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact us before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

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



From: Nicola Oktay on behalf of Planning.Responses
Sent: 01 July 2025 08:39
To: Planning Scanning
Subject: FW: Environment Agency Response to: LU/83/25/OUT
Attachments: PlanningProposal.rtf

Environment Agency response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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

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

From: [REDACTED]
Sent: 27 June 2025 12:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: LU/83/25/OUT

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Westholme Nursery Toddington Lane Littlehampton BN17 7PP

LPA ref: LU/83/25/OUT

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