

EMAIL ONLY

Hannah Kersley

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Mocatta House
Trafalgar Place
Brighton
BN1 4DU

13 August 2025

Dear Hannah

LU/83/25/OUT - Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units at Westholme Nursery Toddington Lane Littlehampton BN17 7PP

I write further to your email of 15th July 2025 and your subsequent email of 6th August 2025 regarding the above planning application, currently pending determination with the local planning authority (LPA).

Attached to your email of 15th July 2025 were two consultation responses, one from WSCC Highways and one from the Environment Agency.

The consultation response from WSCC Highways requested the submission of some additional information. This was duly provided in an updated Transport Statement submitted to you via email on 6th August 2025.

The consultation response from the Environment Agency raised an objection to the submitted application on the grounds that the submitted flood risk assessment (FRA) did not acknowledge a small section of Flood Zone 3 present within the red line boundary of the application site. They advised that this should be addressed within the FRA.

As outlined in my email dated 31st July 2025, we recognise that the application site boundary lies very close to the edge of Flood Zone 3. In fact, whether the site falls within Flood Zone 3 depends on the thickness of the red line boundary. I explained the intention to locate the proposed development entirely within Flood Zone 1, and thus the conclusions of the original FRA remain valid.

To reinforce this point, we had proposed a minor amendment to the red line boundary to exclude the north-eastern corner of the site, thereby clearly demonstrating that no part of the application site lies within Flood Zone 3. However, in your response dated 6th August 2025, you advised that the Council does not consider it appropriate to accept a change to the red line boundary and requested that the FRA be updated to reflect the presence of Flood Zone 3.

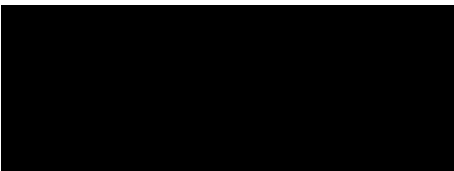
In light of this, we have retained the original red line boundary and now submit a revised illustrative layout plan. This plan demonstrates how the proposed development can be arranged to ensure that no development occurs within the north-eastern corner of the site, thereby ensuring that all development remains within Flood Zone 1.

The FRA has been updated accordingly to reflect this minor adjustment, confirming that no development will take place within Flood Zone 3 and that the entirety of the proposed development will be situated within Flood Zone 1.

While we acknowledge that this is an outline application and that detailed site layout is not under consideration at this stage, the submitted information clearly illustrates how the site can be developed entirely within Flood Zone 1. With only minor adjustments to the layout, we have also ensured that minimum rear garden depths can be maintained.

We trust that these revisions satisfactorily address the concerns raised. Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely



Sarah Sheath BSc (Hons) DipTP MRTPI
Senior Planner

Enc Flood Risk Assessment and Drainage Strategy dated 12th August 2025
 Block and Site Location Plan (TA/1057/01 Rev C)
 Proposed site plan (TA/1057.10 Rev C)
 Proposed Sections (TA/1057/11 Rev B)
 Proposed Section AA (TA/1057/18 Rev B)
 Proposed Section CC (TA/1057/20 Rev B)