

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

Our ref: HA/2025/126636/01-L01
Your ref: M/22/25/PL

Date: 08 April 2025

Dear Planning Team,

DEMOLITION AND ERECTION OF 1 NO DWELLING. THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS A NEW DWELLING.

86 ANCTON WAY MIDDLETON-ON-SEA PO22 6JP

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 have **no objection** to the proposed development as submitted, **provided that the following condition be attached to any planning permission granted**, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref Flood Risk Assessment & Management of Surface Water Run-off, dated February 2025) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than those of the existing property**
- **Flood resistant constriction should be used as set out in 2.9.2 of the submitted FRA. This should include air vent covers and either specialist manufactured flood-resistant doors or flood barriers.**
- **There shall be no sleeping accommodation on the ground floor as shown on drawings 004 rev PL4.**

Reasons

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

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

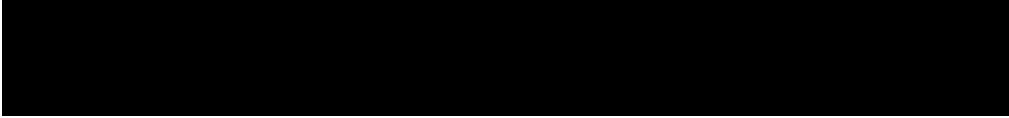
Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

Cont/d..

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: 09 April 2025 09:45
To: Planning Scanning
Subject: FW: Environment Agency Response to: M/22/25/PL
Attachments: PlanningProposal.rtf

Planning Consultee response - Environment Agency

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Planning Receptionist, Planning Department

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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: 08 April 2025 13:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: M/22/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
86 Ancton Way Middleton-on-sea PO22 6JP

LPA ref: M/22/25/PL

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