

Arun District Council - Development
Control
Maltravers Road, Littlehampton, BN17
5LF

Reference: PA-0005943/01
Customer reference: Y/80/25/S73
10 June 2026

Variation of conditions 2, 14, 15, 22 and 23 imposed under Y/52/23/PL relating to approved plans condition, proposed boundary treatments, proposed cycle storage, proposed ecological mitigation/enhancement measures and proposed energy/sustainability measures.

Land West of Bilsham Road Yapton BN18 0LA

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation Y/80/25/S73.

Environment Agency position

On the basis that housing will remain in Flood Zone 1 we maintain our previous comments (our ref: HA/2023/125132/01-L01, your ref: Y/52/23/PL). For the avoidance of doubt and ease of reference I have copied our comments below:

Environment Agency Position

*We have **no objection** to the proposal as submitted.*

Advice to Applicant

Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)*

· on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

We note that you have proposed a new outfall to the Main River. This would likely need a Flood Risk Activity Permit, as would any other structures or works within 8m of the Main River at this site.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on [REDACTED] (Monday to Friday, 8am to 6pm) or by emailing [REDACTED]

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to LPA/Applicant Flood resistance and resilience We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

If you have any questions regarding our response, please contact [REDACTED]

Yours sincerely,

Victoria Hindmarsh,

[REDACTED]

[REDACTED]

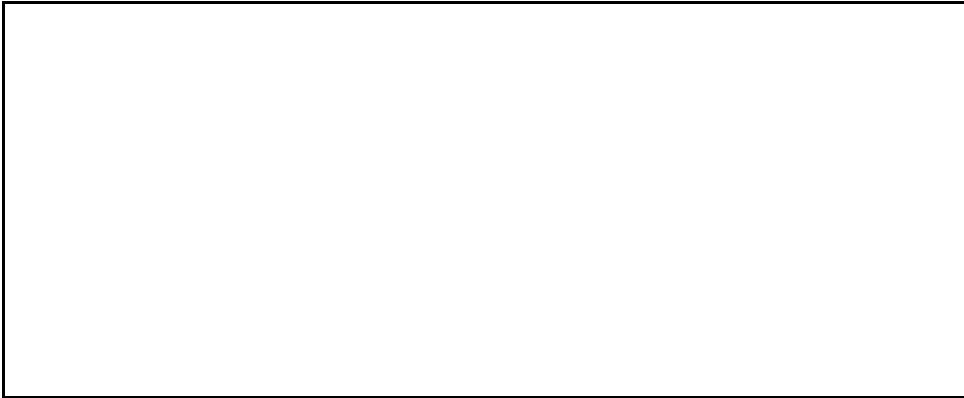
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Land West of Bilsham Road Yapton BN18 0LA

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'Y/80/25/S73'.

We have outlined any objections, conditions or informatives that are necessary for your application. if you have any questions regarding our response, please contact [REDACTED]

Yours sincerely,
Victoria Hindmarsh

[REDACTED]
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

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