

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

Our ref: HA/2025/126998/01-L01
Your ref: FG/101/25/PL
Date: 01 September 2025

Dear Planning Officer,

ERECTION OF REPLACEMENT DWELLING TOGETHER WITH REPROFILING OF THE SITE AND INSTALLATION OF NEW BOUNDARY TO FRONT OF SITE. THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS A NEW DWELLING. 4 SOUTH DRIVE FERRING BN12 5QS

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. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (*Ref AEG7845_BN12_Ferring_01* dated 30 July 2025) and the following mitigation measures it details:

- All sleeping accommodation must be restricted to 1st floor level and above.

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.

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

www.gov.uk/environment-agency

Cont/d..

Advice to Applicant/LPA

Flood warning and emergency response

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.

[Planning practice guidance](#) (PPG) 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.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of 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 173 of the NPPF and the guiding principles of the PPG.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. We agree that this indicates that there will be:

A danger to some people (e.g. the elderly and infirm).

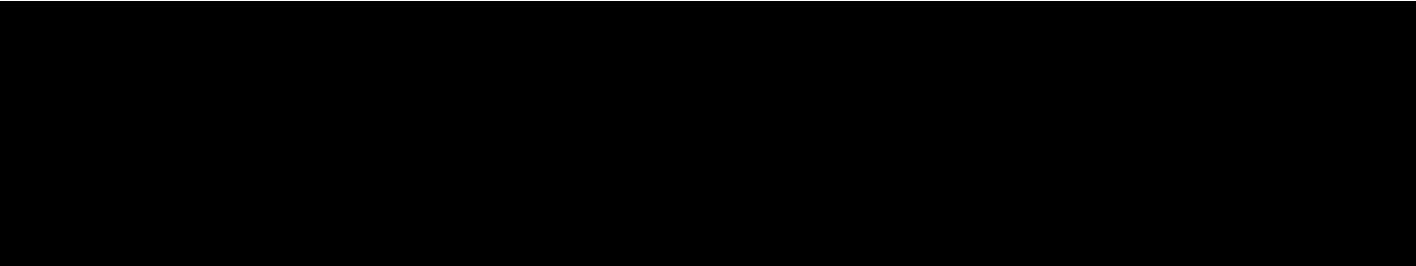
This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

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

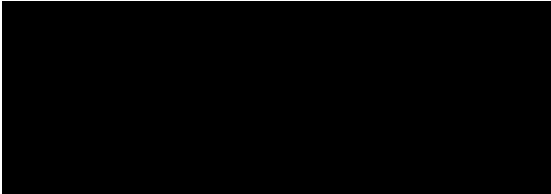
Yours faithfully

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

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

From: 
Sent: 01 September 2025 09:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: FG/101/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
4 South Drive Ferring BN12 5QS

LPA ref: FG/101/25/PL

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