

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

Our ref: HA/2026/127420/01-L01
Your ref: FP/139/25/PL
Date: 02 February 2026

Dear Planning Officer,

DEMOLITION OF OUTBUILDING AND ERECTION OF 1 NO SELF-BUILD DETACHED DWELLING (RESUBMISSION FOLLOWING FP/52/24/PL). THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS A NEW DWELLING.

LAND EAST OF 22 DAVENPORT ROAD, FELPHAM, PO22 7JR.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our 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 this condition be submitted and approved by the Local Planning Authority (LPA).

The proposed development will only meet the National Planning Policy Framework's (NPPF) 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 (dated March 2024) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 6.4 metres above Ordnance Datum (AOD).
- All sleeping accommodation shall be at First Floor level.

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(s)

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

Advice to LPA

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

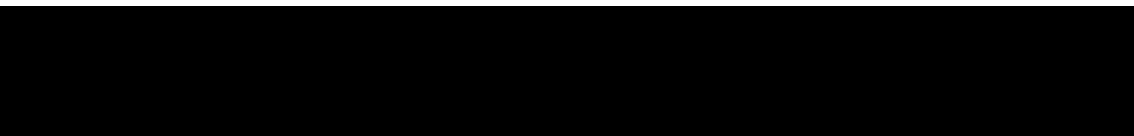
[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that 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 LPAs 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 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

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

Yours faithfully

Victoria Hindmarsh
Planning Advisor



From: Elaine Walby on behalf of Planning.Responses
Sent: 03 February 2026 12:00
To: Planning Scanning
Subject: FW: Environment Agency Response to: FP/139/25/PL
Attachments: PlanningProposal.rtf

PL- Consultation- Environment Agency response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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

From: [REDACTED]
Sent: 02 February 2026 10:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: FP/139/25/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land east of 22 Davenport Road Felpham PO22 7JR

LPA ref: FP/139/25/PL

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