

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

Our ref: HA/2026/127449/02-L01
Your ref: F/3/26/PL
Date: 12 March 2026

Dear Planning Officer,

REPLACEMENT OF EXISTING PORTACABIN WITH NEW SINGLE STOREY MODULAR CABIN FOR USE AS AN ANCILLARY BUILDING TO THE EXISTING SITE, EXCAVATE GROUNDS OF MIXED MATERIAL TO CREATE TRENCH FOR NEW POWER, WATER AND DRAINAGE, INSTALL DRAINAGE PIPEWORK AND ASSOCIATED ITEMS, INCLUDING CONNECTION TO EXISTING, NEW OR PLANNED NETWORK, INSTALL ELECTRICAL METERS, TRANSFORMERS AND ASSOCIATED ITEMS AS REQUIRED, EXCAVATIONS TO BE FINISHED IN CONCRETE TO MATCH EXISTING HARDSTAND, NEW PLANTERS, WILDLIFE HOUSES AND GREENSPACE. THIS APPLICATION IS IN CIL ZONE 3 (ZERO RATED) AS OTHER DEVELOPMENT.

ENVIRONMENT AGENCY FORD DEPOT STATION ROAD FORD BN18 0BH.

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.

The proposed development will only meet the NPPF'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 03/02/2026, ref AEF10243_BN18_Arun_01, compiled by aegaea) and the following mitigation measures it details:

- Implementation of the Flood risk mitigation outlined in section 5

Environment Agency
Teville Gate House 25 (Cafe) Railway Approach, Worthing Central, Worthing, BN11 1UR.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

Cont/d..

- As per section 5.6. the development shall not result in flood water displacement.

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 applicant and Local Planning Authority (LPA)

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](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.

Biodiversity enhancements

Opportunities to enhance the site for biodiversity as suggested within the Preliminary Ecological Appraisal (PEA) include replacement bat boxes and log piles/hibernacula around the site perimeter.

Replacing/relocating the owl box on site would be beneficial and we would like to see the current planters retained and relocated to provide for pollinators on site.

To improve sustainability on site we would suggest water collection from the new cabin roof to be used for wash down or watering of planters .

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
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]
Sent: 12 March 2026 13:35

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Environment Agency Response to: F/3/26/PL

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Environment Agency Ford Depot Station Road Ford BN18 0BH

LPA ref: F/3/26/PL

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