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Environment Agency

Arun District Council - Development Control

Reference: PA-0000878/01
Customer reference: P/30/26/OUT
08 April 2026

**Outline application with some matters reserved, except access, for up to 120 No residential dwellings including means of access into the site (not internal roads). This application is a Departure from the Development and affects a Public Right of Way**

**Land North of Summer Lane, Pagham**

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation P/30/26/OUT.

## 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 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 (dated January 2026) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 5.4 metres above Ordnance Datum (AOD).
- Ground level raising shall be limited to development parcels within Flood Zone 1, to a maximum of 4.8 metres above Ordnance Datum (AOD).

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 Local Planning Authority**

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.

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

Yours sincerely,

Victoria Hindmarsh,
[redacted]
[redacted]
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

[redacted]

[redacted]

PL- Consultation- Environment Agency response

[redacted]

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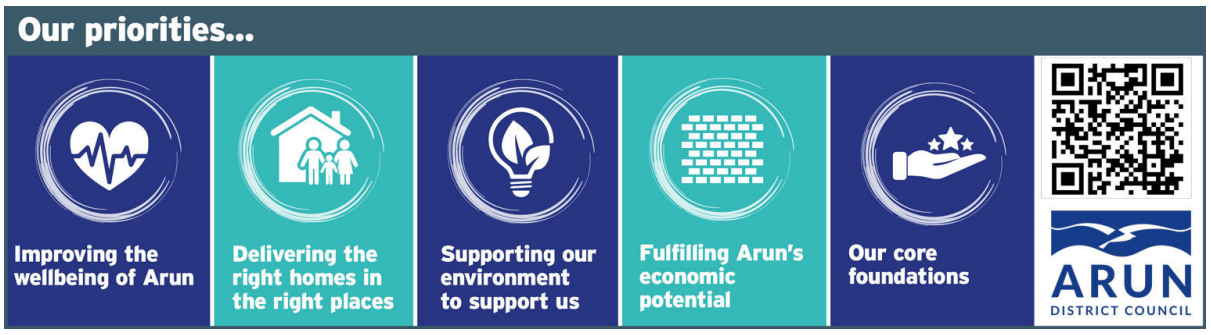


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PO21 4NG

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'P/30/26/OUT'.

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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