

Horsham District Council  
Planning team  
Park House  
North Street  
Horsham  
West Sussex  
RH12 1RL

**Our ref:** HA/2025/127130/01  
**Your ref:** DC/23/0406  
**Date:** 20 October 2025

Dear Planning team (FAO: Nicola Pettifer),

**DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 152 DWELLINGS, ALL-WEATHER SPORT PITCH, SPORTS PAVILION AND ALLOTMENTS; WITH ASSOCIATED ACCESS, LANDSCAPING, OPEN SPACE AND INFRASTRUCTURE (AMENDED PLANS TO THE COMMUNITY / SPORTS PROVISION TO PROVIDE 1 FULL-SIZE ALL-WEATHER PITCH AND A LARGER PAVILION).**

**LAND TO THE WEST OF ASHINGTON C OF E SCHOOL, PARK LANE, ASHINGTON, WEST SUSSEX.**

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

We have reviewed the information as submitted and set out our position and comments below.

### **Environment Agency position**

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

### **Advice to the 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 queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

**Environment Agency – Solent & South Downs**

Sustainable Places Advisor: Anna Rabone

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