

Planning Officer

Arun Planning

ADC

Littlehampton

BE/112/25/OUT

Land East of Heath Place Ash Grove Industrial Estate Bersted

04/10/2025

Dear Sir/ Madam,

I wish to object to the above application on behalf of West Sussex Wildlife Protection.

The land is situated next to the Aldingbourne Rife and up to about three years ago was a rich habitat of native small trees and scrubs and habitat consistent with a river flood plain habitat. It is in the “biodiversity opportunity area.”

This was cleared without ecological mitigation and would have been rich in protected species of birds, reptiles and bats. Essentially a criminal act took place. I note in the application there is talk of a “biodiversity net gain” by planting a few trees and hedging. This will not be a biodiversity net gain given the former status of the land.

If planning permission was given it undermines the normal planning process of putting in an application, obtaining an ecological survey and should planning permission be granted, allows for mitigation measures.

Flood zone: The land has been significantly built up when there should first have been a planning application and then consultation with Arun District Council's Strategic Flood Risk Assessment and a “sequential test” undertaken. Any building up of the flood plain exacerbates it elsewhere and given the recent flooding at Tesco and Shripney Road further to the south, there is every reason this site would not have been given planning permission.

The plan should be refused and the materials used to illegally build up the site be removed and the land returned to its former flood plain status.

Yours faithfully,

Simon Wild



WEST SUSSEX
WILDLIFE
PROTECTION

Website: westsussexwildlifeprotection.co.uk

Facebook: [West-Sussex-Wildlife-Protection](https://www.facebook.com/West-Sussex-Wildlife-Protection)

Address: PO Box 3058, Littlehampton, West Sussex, BN16 3LG

Charity Number: 1212713



From: Nicola Oktay on behalf of Planning.Responses
Sent: 07 October 2025 09:18
To: Planning Scanning
Subject: FW: BE/112/25/OUT
Attachments: Heath Place Bersted planning application.docx

REP

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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 06 October 2025 09:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/112/25/OUT

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Our priorities...



From: Wildlife [REDACTED]
Sent: 04 October 2025 19:03
To: Planning <Planning@arun.gov.uk>
Subject: BE/112/25/OUT

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