

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Planning Officer
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 07 October 2025

Dear Planning Officer,

RE: BE/112/25/OUT- Land at Heath Place, Bersted PO22 9SL

Thank you for your re-consultation on the above site, received on 26 September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an Outline application with some matters reserved (except access, layout and scale) for 3 No class E light industrial units and associated landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.

We are **unable to recommend approval** of this planning application due to the absence of an acceptable Drainage Strategy. Specifically, further information is required to demonstrate the viability of the proposed method of surface water discharge which may impact the final layout, particularly in relation to winter shallow infiltration testing.

We will consider reviewing our position if the following issue is adequately addressed:

1. Infiltration has not been ruled out with any onsite testing.
2. Provide percolation test results undertaken in the winter months (October to March) in accordance with BRE 365 at the proposed structure locations and depths.
3. hydraulic calculations are required using current standards (e.g. FEH2022, Cv = 1 for both summer and winter), which ensures that any storage volumes are appropriate for a range of rainfall scenarios.
4. The required 1m freeboard above winter groundwater levels should be addressed.

Please note that, should the Local Planning Authority decide to grant planning permission, we request to be notified for our records. This will ensure we are aware of any subsequent surface water flooding incidents that may require investigation as a result of the development.

Yours sincerely

Mat Jackson
Flood Risk Management Team
[REDACTED]

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment prepared by Aegaea 28.08.25 (First Issue)

From: Nicola Oktay on behalf of Planning.Responses
Sent: 08 October 2025 11:37
To: Planning Scanning
Subject: FW: Application BE/112/25/2
Attachments: BE 112 25 OUT letter 071025.pdf

WSCC LLFA Surface Water Drainage response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: 07 October 2025 15:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Application BE/112/25/2

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

LLFA Response To Planning Application Number BE/112/25/OUT at ADDRESS

Email:
Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.