

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 18 November 2025

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

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 07 November 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 note the addition of some of the additional detail however, we are **still unable to recommend approval** of this planning application due to the absence of an acceptable Drainage Strategy. We note the testing is sufficient to rule out infiltration however concerns remain with respect to discharge to watercourse without prior approval or permissions from other RMAs or statutory undertaker.

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

1. EA SW confirm viability of discharge and location
2. A brief of the application of SuDs Standards (July 2025) alignment and any justification with supporting evidence highlighted as required.

Yours sincerely

Mat Jackson
Flood Risk Management Team

Annex

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

- Flood Risk Assessment prepared by Aegaea 22.10.25 (Issue 2)

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Following a recent IT issue with a batch of application responses I have noted that the attached may not have made it too you. Please can this be added to the Planning Portal.

Many thanks,

Mat

Mat Jackson *FCIWEM C.WEM CEnv CSci LLM MSc BSc (CombHons)*

Senior Flood Risk Management Officer
West Sussex County Council



Certified Carbon Literate



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