

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Simon Davis
Sent: 01 October 2025 10:03
To: 'Ben Kirk' [REDACTED]
Subject: RE: BE/112/25/OUT - Land at Heath Place, Bersted

Dear Ben,

Thanks for the clarification. For some reason, a word search of the document for "3b" revealed no instances but I can now see where it is discussed. I shall wait and see what the EA say.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



Our priorities...



From: Ben Kirk [REDACTED]
Sent: 30 September 2025 18:01

To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BE/112/25/OUT - Land at Heath Place, Bersted

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.

Simon

Thanks for the email.

This issue has been covered in the FRA (section 4.8 to 4.12). The modelled Flood Zone 3b flood level across the site is 1.12m AOD. The topographic survey (which shows site levels between 1.43m AOD to 1.84m AOD) shows that the topographic on-site levels are significantly higher (0.31m). Therefore, the site would remain unaffected by flooding during this scenario and is therefore not considered to be flood zone 3b.

Often there can be some discrepancies between modelled flood extents and levels. The reason for this is because modelling often uses lower resolution topographic data (which has a slightly higher margin of error). Therefore, when we compare flood levels to an accurate topographic survey, we do see instances where the site levels are above the flood levels – as is the case in this instance.

I hope this helps

Many thanks

Kind Regards

Ben Kirk

MSc Timber Building Conservation, IHBC

Managing Director

Manorwood

Suite 114

26 The Hornet

Chichester

West Sussex
PO19 7BB

W: www.manorwood.co.uk

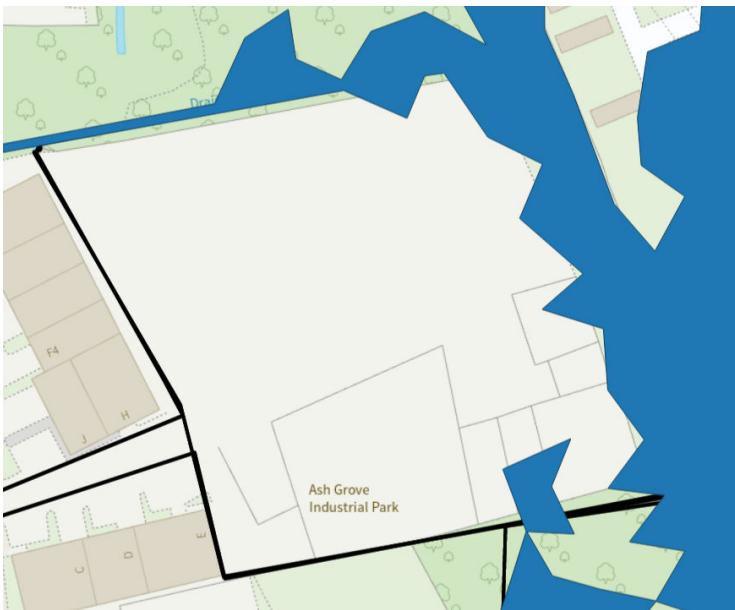


From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 September 2025 14:33
To: Ben Kirk [REDACTED]
Subject: BE/112/25/OUT - Land at Heath Place, Bersted

Dear Ben,

I am your case officer. I just have had an initial query. In our pre-app response dated 18/03/25, we stated "There is no objection to the submitted Sequential Assessment and provided that you ensure all development is outside of Flood Zone 3b and are able to supply sufficient ecology survey information then it is likely that officers can recommend approval."

However, the submitted FRA does not mention Flood Zone 3b (functional floodplain). Our mapping data (extract below) suggests that parts of the eastern boundary are within FZ3b (5% corrected), and it is unclear whether this extent affects the siting of the proposed buildings.



The NPPF & NPPG state development such as this is not allowed in FZ3b so I would expect there to not to be any buildings within the 3b area. Please can you liaise with your Flood Risk Consultant about this.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



Our priorities...



<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
