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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
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 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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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

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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

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 29 September 2025 14:33

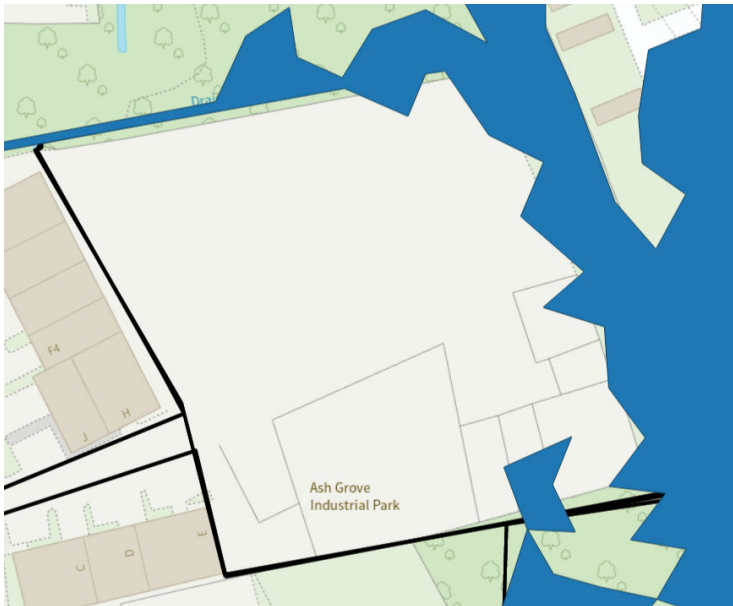
To: Ben Kirk

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

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