

Arun District Council
Development Control
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2025/127095/01-L01
Your ref: BE/112/25/OUT
Date: 16 October 2025

Dear Planning Officer,

**OUTLINE APPLICATION WITH SOME MATTERS RESERVED (EXCEPT ACCESS, LAYOUT AND SCALE) FOR 3 NO CLASS E LIGHT INDUSTRIAL UNITS AND ASSOCIATED LANDSCAPING.
LAND AT HEATH PLACE BERSTED PO22 9SL**

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We **object** to the development as proposed as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the NPPF and planning practice guidance (PPG). We recommend that planning permission is refused on this basis.

Reason(s)

NPPF Annex 3 classifies development types according to their vulnerability to flood risk. PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. This site lies within Flood Zone 3b functional floodplain, which is land defined by the PPG as having a high probability of flooding.

The proposed development is classed as Less Vulnerable in accordance with Annex 3 of the NPPF. Table 2 of PPG makes it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates

that the development is safe without increasing risk elsewhere.

We recognise that the applicant has completed a topographic survey to evidence that areas of the site which are mapped within Flood Zone 3b in the Arun District Council Strategic Flood Risk Assessment (SFRA), remain unaffected by flooding in the relevant modelled scenario. However, in order to accept the validity of this, we require confirmation that no land raising has occurred on this site in recent years (prior to the topographic survey), and an opportunity to review the survey data.

Furthermore, whilst we understand the applicant's justification that undercroft car parking at ground floor level mitigates the requirement for flood compensatory storage, it should be noted that the loss of any storage area for large supporting pillars/posts for these structures, still requires adequate compensation.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

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[REDACTED]
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Subject: Environment Agency Response to: BE/112/25/OUT

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land at Heath Place Bersted
PO22 9SL

LPA ref: BE/112/25/OUT

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