

Planning Officer

Arun Planning

ADC

Littlehampton

BE/122/25/CLE

BE/112/25/OUT

West Sussex Wildlife Protection

PO Box 3058 Littlehampton

BN16 3LG



Land East of Heath Place Ash Grove Industrial Estate Bersted

23/10/2025

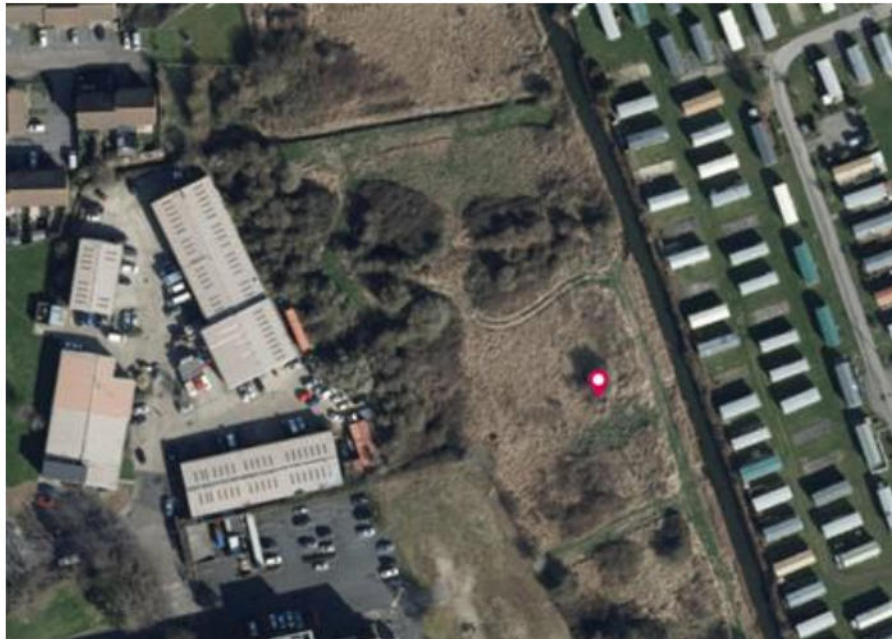
Dear Sir/ Madam,

I previously responded on 4/10/25 to the above application BE/112/25/OUT

I now want to object to the later BE/122/25/CLE application on behalf of West Sussex Wildlife Protection. I also add three images. Two are drone images taken by myself in 2022 after the land was cleared. Subsequently the land has been built up considerably with hard core due to it flooding.

The land is situated next to the Aldingbourne Rife and up to about three years ago was a rich habitat of native small trees and scrubs and habitat consistent with a river flood plain habitat. It is in the "biodiversity opportunity area." (See Google Earth image downloaded 2022)

This was cleared without ecological mitigation and would have been rich in protected species of birds, reptiles and bats. Essentially a criminal act took place. I note in the application there is talk of a "biodiversity net gain" by planting a few trees and hedging. This will not be a biodiversity net gain given the former status of the land.



Google earth Image 2022

If planning permission was given it undermines the normal planning process of putting in an application, obtaining an ecological survey and should planning permission be granted, allows for mitigation measures.

Flood zone: The land has been significantly built up when there should first have been a planning application and then consultation with Arun District Council's Strategic Flood Risk Assessment and a "sequential test" undertaken. Any building up of the flood plain exacerbates it elsewhere and given the recent flooding at Tesco and Shripney Road further to the south, there is every reason this site would not have been given planning permission.





2022 drone images

I also attach a letter received from the Environment Agency in March 2024 which shows Mr Callan wood was fined £2769.00, court surcharge of £1108.00 and costs of £3000 for Environmental breaches on the site in Feb. 24. I subsequently asked why the court did not ask for the land to be reinstated to the condition before development and the EA blamed the judge!

The plan should be refused and the materials used to illegally build up the site be removed and the land returned to its former flood plain status and planted with the same native trees and plants that were removed.

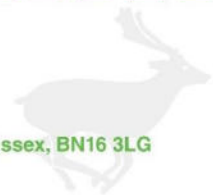
Yours faithfully,

Simon Wild



WEST SUSSEX
**WILDLIFE
PROTECTION**

Website: westsussexwildlifeProtection.co.uk
Facebook: [West-Sussex-Wildlife-Protection](https://www.facebook.com/West-Sussex-Wildlife-Protection)
Address: PO Box 3058, Littlehampton, West Sussex, BN16 3LG
Charity Number: 1212713



Environment Agency Solent & South
Downs
Area Enforcement Team
Guildbourne House
Chatsworth Road
Worthing
BN11 1LD

Our Ref: SSD GE30542HF

Mr Simon Wild
West Sussex Wildlife Trust

Date: 20/03/2024

Dear Mr Wild,

Enquiry re: Land to the East of Heath Place Business Centre, Heath Place, Bognor Regis, West Sussux, PO22 9SL.

At the time of initial enquires in 2022, Tremble Developments were the legal landowners, it was identified Mr Wood assumed responsibility for the land and started to move materials onto it creating large earth bunds along 2 sides of the area. The other side of the land was fenced off to prevent access. The Environment Agency served Notice on Mr Woods to remediate the land to its original levels as an increased flood risk was identified. The Notice provided a 3-month period to comply. Monitoring during this period indicated that the Notice conditions were not being complied with.

Mr Wood remains the substantial landowner, however a substantial part of the land ownership was transferred Mr Brian Brooks on the 23 November 2023, land registry is still to be updated. The land has now been split 2/3 in favour of Mr Brooks, who has removed the earth bunds from the side and rear of the land. Mr Wood continues to use his land and individual smaller yards, which appear to be rented out to other operators to store equipment.

At the time of the land transfer, Mr Brooks was apparently unaware of an impending prosecution and had no knowledge that the site was still under investigation by the Environment Agency. Mr Brooks was aware that previous planning applications had been made for the land and took the sale of the land to be an opportunity to create individual units for rental.

Mr Brooks has advised that he is looking to remove some of the silt materials out of the rife, as he is conscious of the flooding which has resulted in recent times with the substantial rainfall. He has positively engaged with the Environment Agency on the most appropriate way forward to sustainably manage his land.

The Environment Agency prosecution against Mr Callan WOOD concluded at trial on the 23 February 2024. Mr Wood pleaded Guilty to 3 environmental offences relating to the following offences:

- a. Who states that on or before 22 October 2022, Mr Callan Wood on land at Heath Place, Bognor Regis in the County of West Sussex, did operate a regulated facility, namely a flood risk activity, specifically the importation of material, construction of bunds and raising of land, on the flood plain more than 8m from the river, except under and to the extent authorised by an environmental permit.

contrary to Regulations 12 and 38(1) Environmental Permitting (England and Wales) Regulations 2016, specifically flood risk activities as set out in Schedule 25 Part 1, paragraph 3(1)(g)(i).

- b. Who states that on or before 22 October 2022 Mr Callan Wood, on land at Heath Place, Bognor Regis in the County of West Sussex, did operate a regulated facility, namely a flood risk activity, specifically the deposit of material and the construction of bunds within 8m of a river which would divert or obstruct flood waters or affect the drainage of that river, except under and to the extent authorised by an environmental permit,

Contrary to Regulations 12 and 38(1) Environmental Permitting (England and Wales) Regulations 2016, specifically flood risk activities as set out in Schedule 25 Part 1, paragraph 3(1)(f)(iv).

- c. Who states that Mr Callan WOOD failed by 21 October 2022 to comply with a notice dated 21 July 2022 and served under Schedule 25, Part 1, paragraph 8 Environmental Permitting (England & Wales) Regulations 2016 requiring him to take specified steps to remediate unauthorised flood risk activities,

In contravention of regulation 38(3) Environmental Permitting (England & Wales) Regulations 2016.

Sentencing

- a. Fined £2769.00, court surcharge of £1108.00 and costs of £3000, and given 28 days to pay the findings.

Conclusion

The Environment Agency is not currently investigating nor are there any outstanding enforcement matters in relation to landowners or land at Heath Place. We understand there remains local authority planning department enquiries, but we hold no further information in respect of these.



Yours faithfully,



Jon Rhodes



Team Leader

Area Enforcement Team

REP

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>



Our priorities...

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

From: Wildlife [REDACTED]
Sent: 23 October 2025 15:32
To: Planning <Planning@arun.gov.uk>
Subject: BE/122/25/CLE heath place

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.

Objection to BE/122/25/CLE

From Simon Wild



Website: westsussexwildlife.protection.co.uk
Facebook: [West-Sussex-Wildlife-Protection](https://www.facebook.com/West-Sussex-Wildlife-Protection)
Address: PO Box 3058, Littlehampton, West Sussex, BN16 3LG
Charity Number: 1212713



Virus-free www.avg.com