

7th November 2025

Bersted Parish Council
FAO Debbie Holcombe
Community Centre
Chalcraft Lane
Bersted, West Sussex
PO21 5UB

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Application No: BE/122/25/CLE
Site Address: Land to the East of Heath Place Business Centre Heath Place Bersted PO22 9SL
Description of works: Lawful development certificate for the existing use of the land for the parking and storage of vehicles, trailers and lorry bodies, the siting of storage containers and portable buildings and the storage of imported inert soils for more than 10 years.

Thank you for your internet representation made on 5th November 2025 which has been recorded as an objection with the comments as follows:

OWQC79624

OBJECT for the following;

It is in Flood Zones 3a and b of which parts of the site are for a functional flood plain. Granting permission could result in net loss of flood storage and flow path leading to flooding elsewhere further down the rife at Durban Road, Riverside Caravan Park and Tesco car park. The site has flooded in 2019, 2022/23/24.

Contaminants from vehicles, lorry bodies and other materials stored on site could seep into the rife causing damage to the water course and wildlife.

The original permission BE/139/90 in 1990 for land east of Heath Place is for B1 class units and 149 parking spaces for the units. Conditions for the application include,

that no buildings shall be located within 8 metres of the top of the bank of the aldingbourne rife.
that no raw materials, finished or unfinished products or parts, crates, parking materials or waste shall be stacked or stored on site except within building or storage areas at any time unless approved by LPA.
Permission has not been lodged for B8 storage use at any time and the Parish Council refute the applicants claim the site has been used for the purposes stated in the application for more than 10 years.
Aerial maps from 2012 and 2018 and photos are lodged with this objection.
The application conflicts with Arun Local Plan policies DM2, DM3 and DM5 and Bersted NP ES2.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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