

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

**Our ref:** HA/2025/127346/01-L01

**Your ref:** BE/143/25/OUT

**Date:** 07 January 2026

Dear Planning Officer,

**OUTLINE APPLICATION WITH DETAILS OF ACCESS, LANDSCAPING, LAYOUT, AND SCALE (APPEARANCE IS RESERVED) FOR THE ERECTION OF A 3-STOREY BUILDING COMPRISING OF UNDER-CROFT CAR PARKING AND BICYCLE STORE, 2 NO FLOORS OF 4 NO SELF-CONTAINED FLATS ON EACH (8 NO FLATS IN TOTAL) WITH PEDESTRIAN ACCESS FORMED ONTO ASH GROVE. LAND EAST OF 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**

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

**Reason**

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal

Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- take the impacts of climate change into account
- consider how people will be kept safe from the identified flood hazards
  - flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resistant to the flood levels for the 0.5% AEP (2115) tidal design flood event. Consequently, the development proposes

Environment Agency  
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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inadequate raised finished floor levels.

**Overcoming our objection**

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and/or property as highlighted above.

We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. The design flood level for areas at risk of tidal inundation, should be a 1 in 200 annual probability event plus an allowance for climate change.

If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood level.

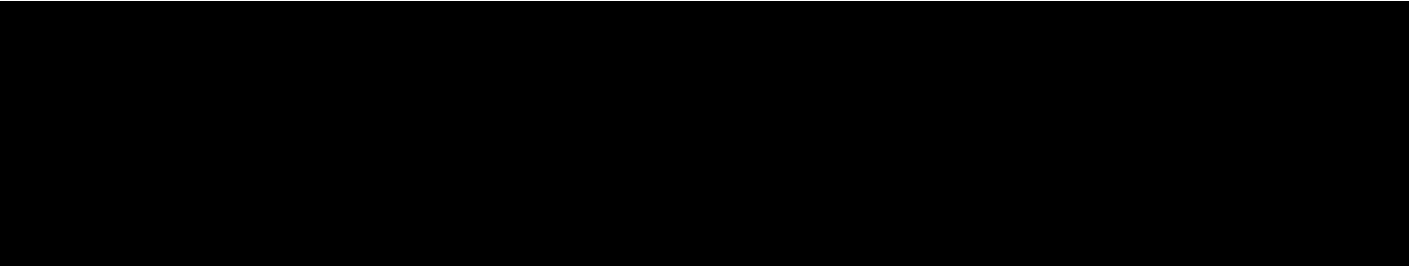
If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA and we'll respond within 21 days of receiving it.

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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PL- Consultation- Environment Agency response




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Subject: Environment Agency Response to: BE/143/25/OUT

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

LPA ref: BE/143/25/OUT

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