[redacted]

From: Darryl Howells [redacted]
Sent: 15 January 2026 17:25
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/143/25/OUT

Good afternoon Simon

My flood consultant has reviewed the EA representation but advises that the site isn't affected by 1 in 200 (2115) flood extent as shown on the diagram in the response. Please can you check with the EA to ascertain if they agree or can present evidence to the contrary?

Kind Regards

Darryl Howells
Planning Consultant

[redacted]

www.dhpc.co.uk

Darryl Howells Planning Consultancy ®
A05, The Arena Business Park
Holyrood Close
Poole
BH17 7FJ

aegaea
water, civils and environment

RE: BE/143/25/OUT - Land East of Heath Place, Bersted, West Sussex, PO22 9SL: Environment Agency Position

Dear Sir / Madam

We are writing in response to the initial EA comments on planning reference BE/143/25/OUT, dated 07 January 2026. Specifically requesting additional information to demonstrate that the proposed development is safe with consideration to the 1in200 (2115) tidal flood event. A summary of the relevant comments are provided below. The full letter is attached in Appendix A:

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

1in200year (2115) Defended Tidal Event

The site isn't affected by 1in200 (2115) flood extents, as shown in Figure 1 below. The closest 1in200year+CC flood level is 1.07m AOD. The topographic levels of the site vary between 1.50m AOD and 2.60m AOD. The proposals incorporate undercroft parking with the proposed residential first floor level built into the embankment to be set at 3.95m AOD. Which is 2.88m above the 1in200 (2115) tidal flood level.

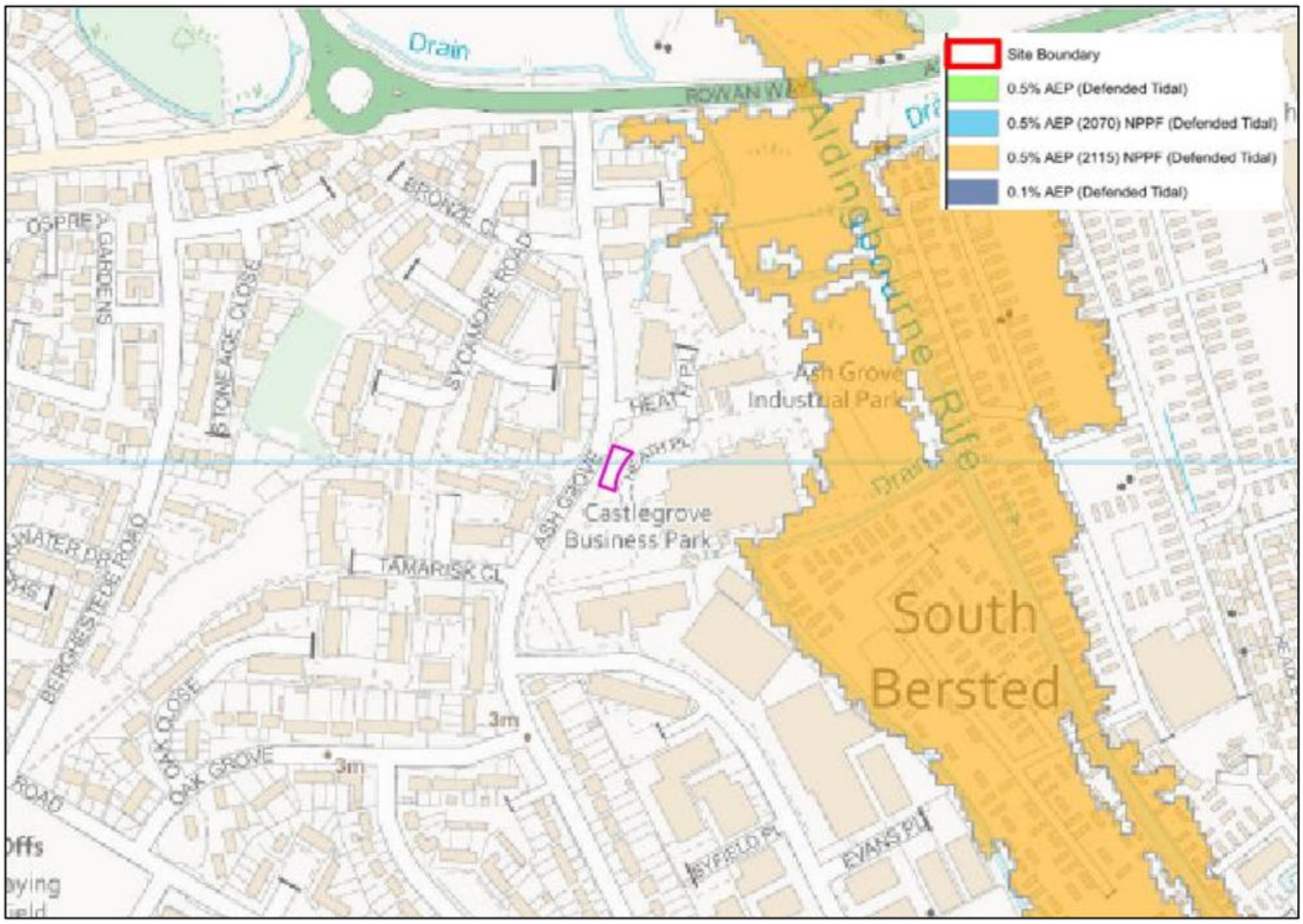

Figure 1: Modelled Defended Tidal Outlines (Source: EA Product 4 Dataset)

Given that the site is unaffected by the 1in200 (2115) scenario and that all residential use is to be set 2.88m above the closest design flood level, there is no requirement to incorporate additional raising of finished floor levels or any additional flood resilience measures other than those that have been outlined within the original FRA.

We trust this information is sufficient to address the comments. If you need any further information, please don't hesitate to contact.

Kind Regards,

Oliver Harvey
Principal Flood Risk and Drainage Consultant
[redacted]