

Arun District Council - Development
Control
MALTRAVERS ROAD,
LITTLEHAMPTON, BN17 5LF

Reference: PA-0000287/02
Customer reference: BE/15/26/PL
27 April 2026

New Docs - Erection of a 3-storey building comprising of under-croft car parking and bicycle store, 2 floors of 4 No self-contained flats on each (8 No flats in total) with pedestrian access formed onto Ash Grove. This application is in CIL Zone 4 (Zero Rated) as flats

Land Est of Heath Place, Bersted, PO22 9SL.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation BE/15/26/PL.

Environment Agency position

In the absence of an adequate 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 whether the development will increase flood risk elsewhere.

The use of under croft car parking at ground floor level has been proposed at other sites within the Aldingbourne Rife catchment area. Our local position is that, while in some cases they allow water to flow freely and will therefore not be classed as voids, they do not remove the need for floodplain compensation entirely. Therefore, loss of floodplain area to accommodate large supporting pillars/posts for these structures, should still be adequately compensated.

We acknowledge that the submitted proposals involve lowering the car parking area, which should result in an overall increase of floodplain capacity. However, sufficient detail or drawings of the compensatory area have not been provided to show the volume lost against the volume gained, and evidence that this shall be level-for-level. This design will need to be conditioned as part of any planning permission for the development.

We would also note that any areas considered to provide floodplain compensation should be located outside of Flood Zones 2 and 3, and design flood extents.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

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

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with Paragraph 019 of the 'Determining a planning application' Guidance (Ref. ID: 21b-019-20190315), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any questions regarding our response, please contact

[REDACTED]

Yours sincerely,

Victoria Hindmarsh,

[REDACTED]

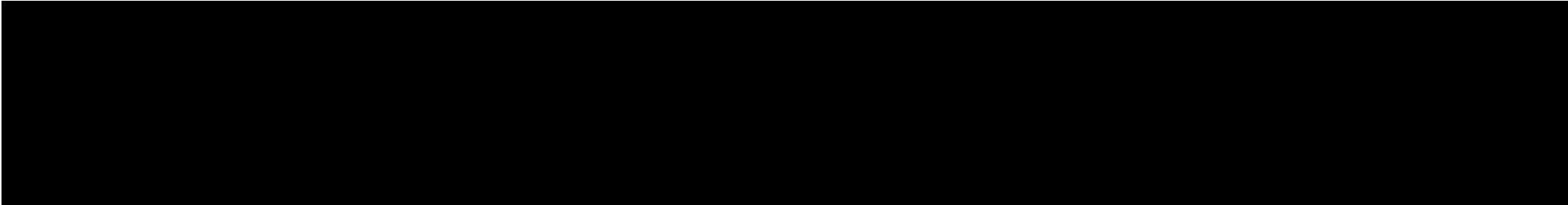
[REDACTED]

Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

[REDACTED]

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PL- Consultation- Enviroment Agency response



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Our priorities...



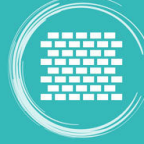
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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Subject: BE/15/26/PL - EA response

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Bersted PO22 9SL

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'BE/15/26/PL'.

We have outlined any objections, conditions or informatives that are necessary for your application. if you have any questions regarding our response, please contact [REDACTED]

Yours sincerely,
Victoria Hindmarsh



Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR

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