

Arun District Council - Development
Control

Reference: HA-2026-127565/01
Customer reference: BE/20/26/CLE
1 April 2026

Lawful development certificate to confirm the existing mixed (suis generis) parking and B8 general open storage use for the parking and storage of vehicles, trailers and lorry bodies and the siting of storage containers.

Land adjacent to Unit E Heath Place Bersted PO22 9SL

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation BE/20/26/CLE.

Environment Agency position

In the absence of a flood risk assessment (FRA), we **object** to this application.

Reason(s)

The application site lies within Flood Zone 3a, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (NPPF) (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation.

Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#).

If you have any questions regarding our response, please contact
Victoria.Hindmarsh@environment-agency.gov.uk.

Yours sincerely,

Victoria Hindmarsh,
[REDACTED]
[REDACTED]

Teville Gate House, Worthing, West Sussex

[Redacted]

From: Elaine Walby on behalf of Planning.Responses
Sent: 01 April 2026 12:22
To: Planning Scanning
Subject: FW: BE/20/26/CLE - EA response
Attachments: Response 30-03-2026.pdf

PL- Consultation- Environment Agency response

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Our priorities...



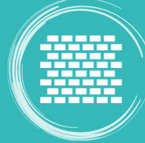
Improving the wellbeing of Arun



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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From: PlanningSSD [Redacted]
Sent: 01 April 2026 08:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/20/26/CLE - EA response

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Lawful development certificate to confirm the existing mixed (suis generis) parking and B8 general open storage use for the parking and storage of vehicles, trailers and lorry bodies and the siting of storage containers.
Land adjacent to Unit E Heath Place Bersted PO22 9SL

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'BE/20/26/CLE'.

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
[Redacted]

Guildbourne House, Worthing, West Sussex

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