

Arun District Council - Development
Control
Maltravers Road, Littlehampton, BN17
5LF

Reference: PA-0012196/01
Customer reference: BE/67/26/PL
01 October 2026

**Change of use of land to open storage and parking, raising of land levels
(retrospective) and laying of hardstanding, associated landscape works**

Land East Of Heath Place, West Sussex, Bersted, PO22 9SL.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation BE/67/26/PL.

Environment Agency position

We **object** to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework (NPPF) and planning practice guidance (PPG). We recommend that planning permission is refused on this basis.

Reason(s)

NPPF Annex 3 classifies development types according to their vulnerability to flood risk. PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. This site lies within Flood Zone 3b functional floodplain, which is land defined by the Arun District Council Strategic Flood Risk Assessment as having a high probability of flooding.

The proposed development is classed as less vulnerable in accordance with Annex 3 of the NPPF. Table 2 of PPG makes it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted.

Regarding the retrospective application for land raising in Flood Zone 3b, we would expect the site to be returned fully to the original ground levels prior to land raising. While we acknowledge that the proposed floodplain restoration would provide a betterment over the existing levels, the 184m3 proposed would only equate to 7.2% of the lost floodplain storage being compensated for. Had an application been submitted ahead of the land raising, we would have expected to see any floodplain volumes lost to be fully compensated for.

Overcoming our objection

To overcome our objection, the applicant should restore the site ground levels to the original levels or provide adequate level for level floodplain compensation up to the design flood event including climate change to offset the loss of storage through land raising. Level for level compensation should be located as near as possible to where the loss of flood storage has occurred, to ensure the floodplain remains hydraulically linked. The development site and surrounding areas are largely within Flood Zones 2 and 3. As a result, we do not believe that the requisite floodplain compensation could be provided for the development proposed.

Please re-consult us on any additional information submitted and we will respond within 21 days of receiving it.

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]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Change of use of land to open storage and parking, raising of land levels (retrospective) and laying of hardstanding, associated landscape works
Land East Of Heath Place West Sussex Bersted PO22 9SL

Dear Planning Officer,

Find attached a Planning Application response to your consultation 'BE/67/26/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

[REDACTED]

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

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