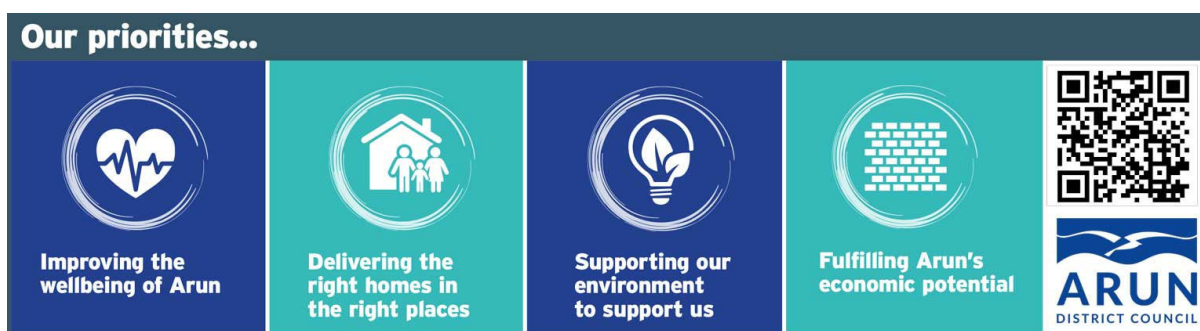


Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Chris Primett [REDACTED]
Sent: 26 March 2026 11:44
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: A/30/26/PL Highdown Garden Centre, Littlehampton Road, Angmering

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Hi Kathryn

I refer to the above application and your email setting down what is required for major applications regarding surface water drainage.

The proposed development is to replace the existing canopies as these are now in a poor state of repair plus a 499m2 extension to the canopies. If we had just submitted an application to replace the existing canopies would this be regarded as a major application? In my experience it would not as there is no difference:

- in floor area,
- the type of materials,
- the products displayed beneath the canopy,
- there would be no change in traffic generation,
- no change in the amount of rainwater coming off the roof.

It is a like for like replacement. The only part of the proposed development, therefore, that actually requires assessing in respect of these issues is the extension and as this is for only 499m2 it is not a major application.

I have spoken with the applicant's contractor who cannot supply the information requested in the time that you have required even though he states that it is not required (he is the contractor who built the restaurant at the garden centre when this level of information was not required) and who has responded as follows:

"Chris. As per our telephone conversation the key issue here is the determination as a major application which clearly triggers a raft of requirements including flood risk assessment as well as full winter drainage monitoring which is a 6-month process and there will be considerable cost and time in doing so. Winter monitoring would delay the project by 12 months then it obviously has massive cost and time implications".

Can you look at the proposal in terms of whether this extension is a major development as it would be a great shame to lose inward investment into the area at a time when many businesses are now looking to suspend all investment and recruitment. Please do telephone me if you would like to talk through your thinking on the matter.

Kind regards

Chris

.
Chris Primett BA (Hons) MTp, MRTPI

Director
[Redacted]
[Redacted]
[Redacted]

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