

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



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



From: Richard Stefanski [REDACTED]
Sent: 31 March 2026 09:24
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Paul Kilhams [REDACTED]
Subject: Re: F/23/26/PL - 1 Station Road

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Hi Harry

Thank you for your email.

We'd like to withdraw the application at this stage while we review our options.

Kind regards

Richard

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 31 March 2026 09:21
To: Richard Stefanski [REDACTED]
Subject: RE: F/23/26/PL - 1 Station Road

Hi Richard,

Can I get an update on whether this application will be withdrawn?

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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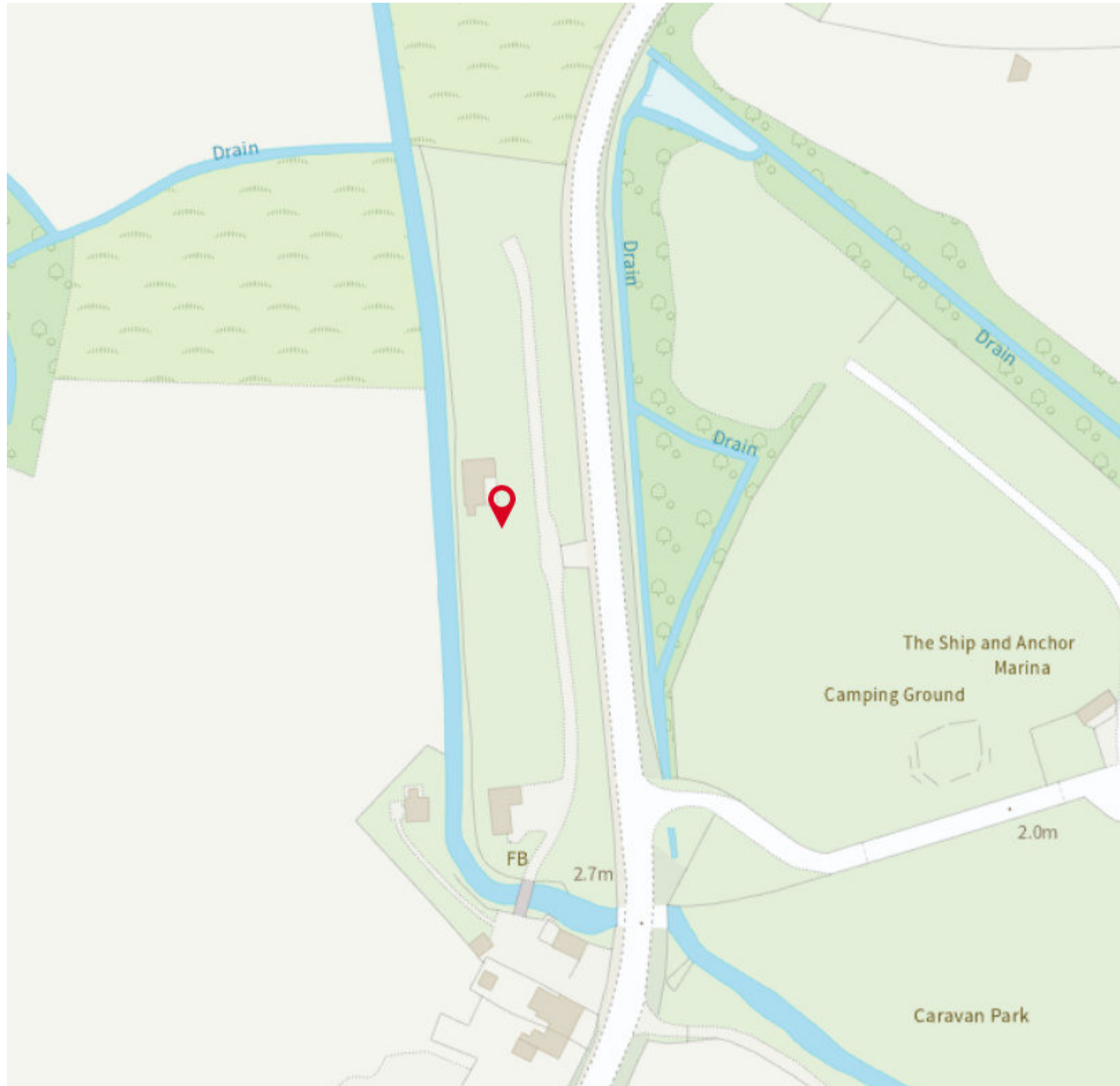
Fulfilling Arun's economic potential

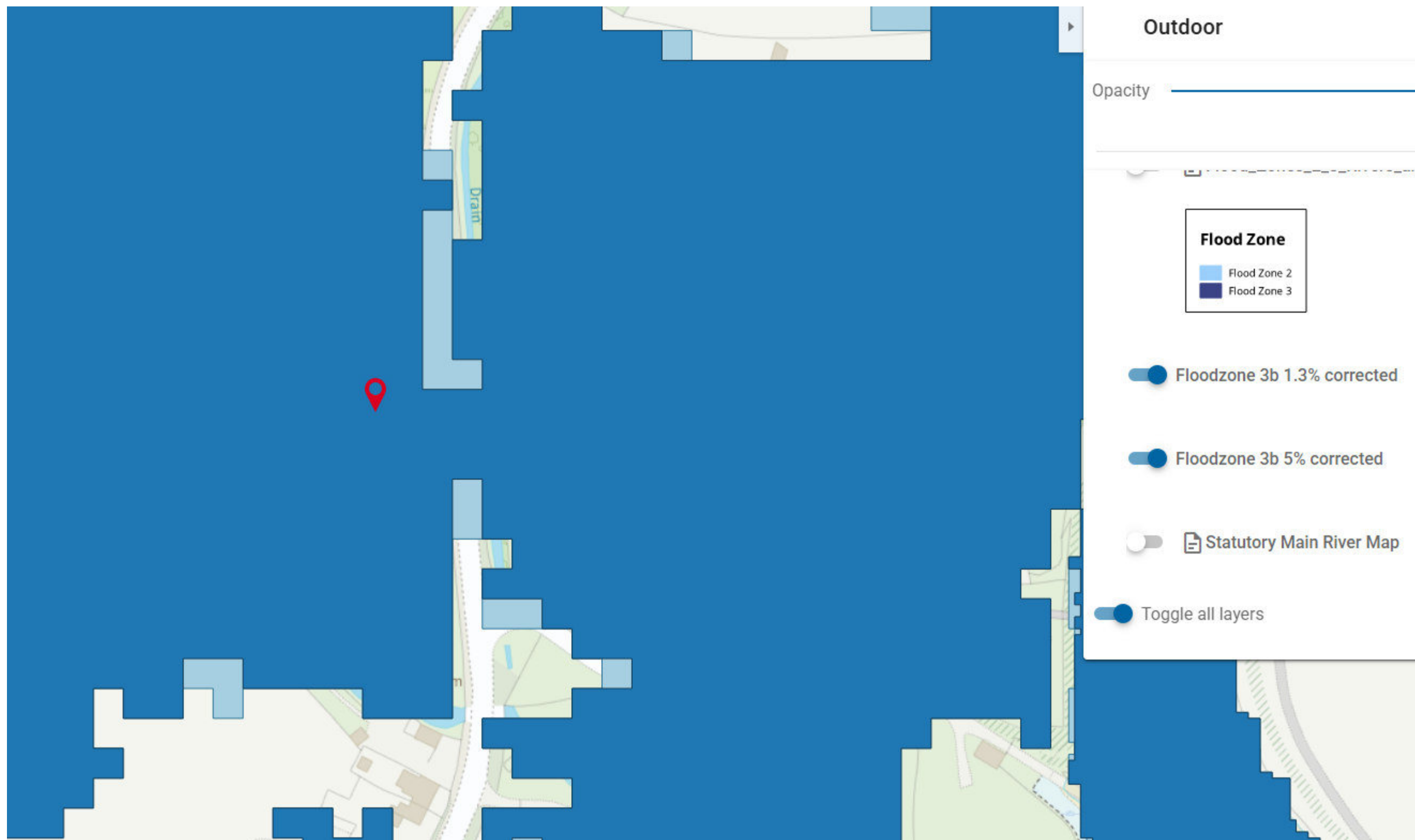
ARUN
DISTRICT COUNCIL

From: Harry Chalk
Sent: 19 March 2026 12:15
To: Richard Stefanski [REDACTED]
Subject: RE: F/23/26/PL - 1 Station Road

Hi Richard,

Following our conversation, see the below for context.





[Flood risk and coastal change - GOV.UK](#) – See Table 2.

[National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK](#) – See Less Vulnerable, Water-compatible, and Essential Infrastructure.

Flood Zone 3b is more a matter of principle. A revised FRA demonstrating safety by way of raised floor levels, flood defences etc. is unlikely to overcome the fundamental opposition to the majority of types of development within Flood Zone 3b laid out in the NPPG and NPPF.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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From: Harry Chalk
Sent: 19 March 2026 10:30
To: Richard Stefanski [REDACTED]
Subject: F/23/26/PL - 1 Station Road

Good morning, Richard,

I have just seen this application land with me, and on recollection of the site, I checked the most recent Flood Risk mapping. The full site remains within Flood Zone 3b, where the NPPG is clear, that no development other than ‘Essential Infrastructure’ or ‘Water compatible’ development as defined, should be permitted. Barns for animal equipment do not fall into either category. On this basis, I am not clear that we can support this application. I also note that the FRA provided is the FRA from the previous application for Glamping Pods in 2024, that was withdrawn due to the same Flood Risk concerns. The FRA provided is not accurate to the development in question and not appropriate as a result.

I appreciate the application has only been with me for a day or so, but Flood Zone 3b is effectively a non-starter for almost all forms of development, including that proposed. I feel it prudent to set expectations now that it is likely this application would be refused if not withdrawn. I will continue to review for the moment and discuss with my Line Manager in the coming weeks, but this Flood Zone designation is a fundamental concern so wanted to flag this with you immediately.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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