

DECISION NOTICE

Application Ref: LU/141/25/PL

1 To Addressee

Remi CT Studio
Echo Building
E Bay Land
London
E15 2SJ

2 Site Address

57 River Road
Littlehampton
BN17 5DD

3 Description of Development

Partial demolition of number 57 River Road, change of use & re-development to provide a flatted development comprising 9 No. apartments with private amenity space, parking & cycle storage, including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/251/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

- 1 Having regard to the limited area of the site and its relationship to existing residential properties and those which would be created by the development; the proposal would give rise to an unneighbourly and excessive loss of privacy, which would be prejudicial to the amenities and environment of the locality in conflict with Arun Local Plan policies D DM1, D DM4 and QE SP1 and the relevant part of the NPPF.
- 2 The Flood Risk Assessment does not comply with the requirements for site-specific flood risk assessments (paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance) and its site-specific flood risk assessment checklist. In particular, it fails to adequately consider how a range of flooding events (including extreme events) will affect people and property and take the impacts of climate change into account, and it fails to make the development safe for its lifetime. It cannot be ensured that the site or the wider area will be safe from future flood events, and the harm identified will impact both social and environmental objectives outline in the NPPF. This is contrary to Arun Local Plan policy W DM2 and the NPPF.
- 3 The development has failed the sequential test and exception tests utilised to firstly avoid the

impacts of flood risk and then to ensure that development and the wider area are safe from the impacts of flooding. It cannot be ensured that the site or the wider area will be safe from future flood events, and the harm identified will impact both social and environmental objectives outline in the NPPF. The proposals are therefore contrary to Arun Local Plan policy W DM2 and the NPPF.

- 4 The proposal has not provided a drainage strategy which accords with the Standards set out in the National Standards for SuDS. It has failed to discharge in accordance with the hierarchy, intercept frequent storm events or provide water quality, amenity or biodiversity benefits. As a result, it is not possible to determine whether surface water runoff would be discharged in a sustainable manner or if it has taken account of climate change and existing water environment. Overall, it has not been demonstrated that the risk of surface water flooding would not increase on site or elsewhere. The proposal conflicts with Arun Local Plan policies W DM3, W SP1 and relevant paragraphs of the NPPF and NPPG.
- 5 In the absence of a completed Section 106 agreement, the development fails to make a contribution towards open spaces and play equipment and is thereby contrary to the aims and objectives of the NPPF and Arun District Council's SPD on Open Space, Playing Pitches, Indoor and Built Facilities January 2020.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Neil Crowther
Group Head of Planning

Case Officer: Miss K Welch

Decision Issued: **5th December 2025**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).