

VIA PLANNING PORTAL: PP-14889867

Arun District Council
Planning Services
Civic Centre
Littlehampton
BN17 5LF

26 August 2026

Project Number: DAP-C26-02

Dear Sir/Madam,

FULL PLANNING APPLICATION: CREATION OF 9 NO. APARTMENTS FOLLOWING PARTIAL DEMOLITION AND REDEVELOPMENT AT 57 RIVER ROAD, LITTLEHAMPTON, BN17 5DD

Dames Architecture + Planning has been instructed by Brownfield Estates to prepare and submit a full planning application for the redevelopment of the site at 57 River Road, Littlehampton.

The application seeks permission for the:

"Partial demolition of number 57 River Road, change of use and redevelopment to provide a flatted development comprising 9 No. apartments with private amenity space, parking and cycle storage, including the partial demolition of the adjacent boundary wall to provide a new pedestrian access and the creation of a floating pontoon with resident mooring spaces."

This application has been prepared with careful regard to the site's recent planning history, which is an important material consideration in assessing the current proposals.

To aid officers in considering this application, the proposals have been prepared with careful regard to the site's recent planning history, which forms an important material consideration in assessing the current scheme. The relevant planning background is therefore summarised below.



1) Preliminary Matters

Planning permission was granted on 24 November 2021 under reference LU/251/21/PL for:

"Partial demolition of number 57 River Road, change of use and redevelopment to provide a flatted development comprising 6 No. apartments with private amenity space, parking and cycle storage, including the partial demolition of the adjacent boundary wall to provide a new pedestrian access and the creation of a floating pontoon with resident mooring spaces."

For reference, a copy of the Decision Notice and Officer Report is submitted in support of this application (Ref: LU/251/21/PL). The Officer's assessment confirmed that the principle of residential redevelopment of the site was acceptable and that, when considered in the round, the proposal would not result in harm to the character or appearance of the Conservation Area.

The 2021 permission was not implemented within the statutory timeframe and regrettably expired.

After the permission lapsed, a further application was submitted under reference LU/141/25/PL for a revised scheme comprising 9 No. apartments. The Council refused that application on 5 December 2025.

The reasons for refusal did not relate to the principle of development, which remains supported in policy terms given the site's location within the Built-Up Area Boundary and its sustainable characteristics. Rather, the refusal related to a number of specific technical and design matters, namely:

1. Residential amenity (primarily loss of privacy);
2. Flood risk and the adequacy of the Flood Risk Assessment (FRA);
3. Failure of the Sequential and Exception Tests
4. Drainage strategy and compliance with SuDS requirements; and
5. The absence of a completed Section 106 agreement.

A number of separate applications were submitted to discharge conditions attached to the 2021 permission. Whilst several of these submissions were considered technically acceptable by the relevant consultees, they were ultimately refused because the underlying planning permission had lapsed and the conditions could therefore no longer be formally discharged.



Notwithstanding this, these submissions remain material in demonstrating that detailed technical work has previously been undertaken on matters including contamination, drainage strategy, construction management and heritage recording. The information has been reviewed and, where relevant, has informed the preparation of this current application.

For completeness, the relevant technical information has also been resubmitted as part of this application to enable the Local Planning Authority (LPA) to consider these matters in full. Accordingly, should the Authority be minded to grant planning permission, it is considered that a number of matters previously secured by condition could reasonably be addressed through the information now submitted, thereby reducing the need for further pre-commencement or pre-occupation conditions.

More broadly, this current application has been carefully prepared having full regard to the site's planning history and, in particular, the five most recent reasons for refusal. The scheme has been revised and is supported by updated technical information to ensure that each of these matters is positively addressed. The applicant would welcome early engagement with the LPA during the determination of this application should any matter require further clarification or additional information.

2) The Application

This application is supported by a comprehensive package of plans, drawings, and technical reports that together provide a coordinated assessment of the proposals. The submitted documents are listed below and should be read together.

1. Completed application form, certificate 'b', notice under article 13, agricultural holdings certificate dated 14 August 2026 and application fee.
2. Community Infrastructure Levy (CIL) Form 1 dated 21 August 2026.
3. Covering letter prepared by Dames A+P dated 26 August 2026.
4. Design and Access Statement prepared by Remi C.T Studio dated August 2026.
5. Planning Statement prepared by Dames A+P dated 26 August 2026.
6. Flood Risk Assessment (FRA) prepared by AKT II dated August 2026.
7. Drainage Assessment prepared by AKT II dated August 2026.
8. Biodiversity Enhancement Statement prepared by Remi C.T Studio dated August 2026.



9. Minerals Infrastructure Statement prepared by Remi C.T Studio dated August 2026.
10. Heritage Statement prepared by JPHeritage dated February 2025.
11. Phase 1 Contaminated Land Assessment and accompanying plans, prepared by Geosmart, dated October 2024.
12. Economic Development Statement prepared by Planning Insight dated August 2025.
13. Preliminary Roost Assessment prepared by Arbtech dated 29 April 2025.
14. Bat Emergence and Re-Entry Surveys (Bats) prepared by Arbtech dated 27 June 2025.
15. Construction Management Plan prepared by WPS Compliance Consulting dated 5 September 2024.
16. Method Statement for Facade Retention.
17. Drawing schedule prepared by Remi C.T Studio dated August 2026.
18. Planning Application Drawings prepared by Remi C.T Studio dated August 2026.
 - Site location plan: drawing number E_000 P_02.
 - Existing site block plan: drawing number E_000 P_02.
 - Existing ground floor plan: drawing number E_001 P_02.
 - Existing elevations: drawing number E_002 P_02.
 - Demolition ground floor plan: drawing number D_050 P_02.
 - Demolition elevation plan: drawing number D_051 P_02.
 - Proposed site block plan: drawing number A_090 P_02.
 - Proposed ground floor plan: drawing number A_100 P_02.
 - Proposed upper ground floor plan: drawing number A_101 P_02.



- Proposed first floor plan: drawing number A_102 P_02.
- Proposed second floor plan: drawing number A_103 P_02.
- Proposed third floor plan: drawing number A_104 P_02.
- Proposed roof plan: drawing number A_105 P_02.
- Proposed north east street elevation: drawing number A_200 P_02.
- Proposed north east elevation: drawing number A_201 P_02.
- Proposed south west elevation: drawing number A_202 P_02.
- Proposed south east elevation: drawing number A_203 P_02.
- Proposed north west elevation: drawing number A_204 P_02.
- Proposed section AA: drawing number A_300 P_02.
- Proposed section BB: drawing number A_301 P_02.
- Ground floor fire strategy plan: drawing number A_400 P_02.
- First floor fire strategy plan: drawing number A_401 P_02.
- Second floor fire strategy plan: drawing number A_402 P_02.
- Third floor fire strategy plan: drawing number A_403 P_02.
- Proposed swept path analysis car park: drawing number A_600 P_02.
- Proposed boundary treatment: drawing number A_605 P_02.

19. Background Information:

- Decision notice and officer report. The application was approved on 24 November 2021, subject to 24 planning conditions (LU/251/21/PL).
- Decision notice and officer report refused on 5 December 2025 on five grounds (LU/141/25/PL).



- Relevant email correspondence between Remi C.T Studio and the case officer.

3) National Planning Policy Framework (2026)

Since the application documents were prepared, the Government has published a revised National Planning Policy Framework. The Framework states that it is a material consideration of critical importance in decision-making. In accordance with paragraph 1 of Annex A, its policies apply from the day of publication and must therefore be taken into account in the determination of this application.

The statutory starting point remains the Development Plan. However, the revised Framework introduces a new suite of national decision-making policies which are directly relevant to the proposal. Policy S3 applies a presumption in favour of sustainable development. Given the site's location within the Built-Up Area Boundary, Policy S4 is engaged and provides that development proposals within settlements should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework.

The proposal would deliver nine apartments in a sustainable, established urban location through sensitive redevelopment and more efficient use of an existing site. Policy HO7 requires substantial weight to be given to the benefits of providing homes which contribute towards meeting the evidenced accommodation needs of the community. Policy L2 similarly requires substantial weight to be given to the benefits of making better use of vacant and underutilised land and buildings and of creating additional homes within settlements through sensitive redevelopment or additional development within existing plots.

Policy L3 requires residential proposals within settlements to contribute to an increase in the density of the area unless there is a clear justification why that would be inappropriate or not possible. It expressly confirms that existing character should be taken into account but should not preclude development which makes the most of an area's potential. The proposed nine-home scheme responds positively to that objective while retaining and adapting part of the existing building and addressing the site's townscape and heritage context through its detailed design.

Paragraph 2 of Annex A provides that development-plan policies, or parts of policies, which are materially inconsistent with the national decision-making policies should be given very limited weight, unless they were examined and adopted against the new Framework. It also makes clear that other development-plan policies should not be given reduced weight merely because they pre-date the Framework. The relevant local policies should therefore be applied on that basis and read alongside Policies S3, S4, HO7, L2 and L3.



The application has been prepared with full regard to the Development Plan as a whole and is considered to accord with its relevant policies. The previous refusal and the reasoning in the Officer's Report dated 5 December 2025 (Ref: LU/141/25/PL) have also been carefully considered. The revised proposals are supported by a comprehensive, coordinated technical evidence base, including updated flood-risk and drainage information, and have been prepared to address each of the previous reasons for refusal.

When assessed as a whole, the delivery of nine homes, the efficient redevelopment of an existing urban site, and the regeneration and investment benefits should be afforded the weight required by the revised Framework. No adverse effects have been identified which would substantially outweigh these benefits. The proposal therefore accords with the positive decision-making approach in Policies S3 and S4 and provides a clear basis for granting planning permission.

We welcome confirmation that the application has been validated, together with details of the appointed Case Officer, so we can arrange a site visit at an early stage. Should any further information or clarification be required during the determination process, we would welcome the opportunity to engage proactively with the Authority to help progress the application to a positive outcome.

Please do not hesitate to get in touch if you have any questions in the meantime. I would be very happy to discuss any aspect further. I can be contacted via email at [REDACTED] or by phone at [REDACTED]

Kind regards

Yours faithfully

KERRY DAMES

DIRECTOR

For and on behalf of Dames A+P

