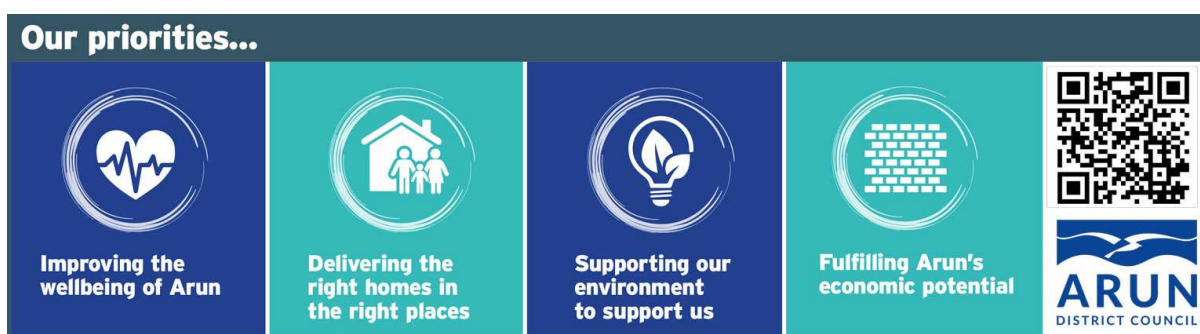


Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Kathryn Welch
Sent: 25 March 2026 11:34
To: 'Matt Bridle' [REDACTED]
Subject: RE: 25 River Road, Littlehampton - LU/29/26/PL

Dear Matt,

Thank you for your email.

To clarify, while the principle of residential development on this site is supported by the Arun Local Plan, this position has not changed from the previous application. However, our understanding of the flood zone classification has. The fact that the site lies within Flood Zone 3b (functional floodplain) had previously been missed. I am unsure how this occurred, but Simon would not have been aware of this when offering any informal advice. Now that we fully understand the site's correct flood zone, this must be taken into account in my determination.

Even if the site had been within FZ3a, the submitted Flood Risk Assessment would still be incomplete. I currently have no Sequential Test or Exception Test, both of which are required. I have refused other applications on this same basis previously.

In addition, we cannot conditionally approve an application where there are fundamental faults; particularly where those faults may affect the design, scale, or layout of the development. These matters must be resolved upfront, not by condition. As this is a new application, and as the other application has now expired I'm required to fully review all aspects of the application. I considered the alterations between the schemes to be more significant than simple alterations to the appearance, I also have to consider that the building has already been removed from site.

Finally, we do not allow significant alterations to be made during the course of an application, even where a previous approach may have differed. Any substantial revisions need to be addressed through the pre-application process. As I have now undertaken more work on this application report, I would like to clarify that I will be likely refusing the application.

Should you wish to, the application could still be withdrawn. You now have comments from all consultees, this would allow for any subsequent application to be better informed. Please let me know how you wish to proceed.

Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789
E: kathryn.welch@arun.gov.uk

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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: Matt Bridle [REDACTED]
Sent: 25 March 2026 11:04
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: FW: 25 River Road, Littlehampton - LU/29/26/PL

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Kathryn

I would appreciate a response to my email below as time is running out for the determination.

Thanks
Matt

From: Matt Bridle
Sent: 17 March 2026 14:18
To: 'Kathryn Welch' <Kathryn.Welch@arun.gov.uk>
Subject: RE: 25 River Road, Littlehampton - LU/29/26/PL

Kathryn

The reason we hadn't entered a pre-app was that we already had the principle in place due to fact we already have planning permission, I discussed this with your Simon Davis prior to redesigning the proposed scheme (he was the previous planning officer) who agreed that the principle had been accepted so our amendments should purely be considered on appearance, we have also had a lot of positive feedback from the neighbours as it is now in keeping with other houses. The previous scheme was impossible to build and sat up above all other house by 1.5m and looked terrible.

I would also point out that the flood risk assessment is exactly the same as before with regard to the points objected to (Runoff destination, Interception drainage, extreme rainfall/ flooding, water quality, amenity, biodiversity and structural integrity) other than the changes in the levels so why is it now an issue, the scheme was approved before with the same information. Looking back most of the items tabled were to be covered in conditions, why can't we do that this time, surely we have the principle of residential on the site so we should be looking at the appearance?

I would appreciate the chance to ask our Flood risk assessors to answer these questions, it was accepted last time so again what is the issue. I note that the drainage engineer has taken over a month to respond, surely we should not be penalised for such a delay?

Thanks

Matt Bridle BSc (Hons) MRICS

DOWNSVIEW ASSOCIATES
Chartered Surveyors

[REDACTED]
[REDACTED]
[REDACTED]

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 16 March 2026 15:21

To: Matt Bridle [REDACTED]
Subject: RE: 25 River Road, Littlehampton - LU/29/26/PL

Dear Matt,

Thank you for your email.

On this occasion I will not be inviting you to make any amendments to the submitted documents. For clarity, we do not allow significant alterations to be made to applications unless the applicant has first sought pre-application advice, in line with our standard approach as set out in our Customer Advice Note:
<https://www.arun.gov.uk/planning-applications-customer-advice-note/> [\[arun.gov.uk\]](https://www.arun.gov.uk)

I've now started preparing my report, and with the application due to expire in around two weeks, I will need to move toward determining it shortly. Given the objections received, this is likely to result in a refusal. Furthermore, I note that the site is in FZ3b (functional flood plain) as such I'm uncertain how the FRA could be amended to ensure the application passes the exception test; this may need further careful consideration from your assessors.

If you would prefer not to receive a refusal, the alternative option would be to withdraw the application.

Please let me know how you wish to proceed.

Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

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Delivering the right homes in the right places

Supporting our environment to support us

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From: Matt Bridle [REDACTED]
Sent: 16 March 2026 10:33
To: Kathryn Welch <kathryn.welch@arun.gov.uk>
Subject: 25 River Road, Littlehampton - LU/29/26/PL

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Kathryn

I note there are some objections online regarding the flood risk and drainage etc, which was surprising bearing in mind the application was previously approved with the same drainage information. I haven't heard from anyone regarding answering and commenting on the objections, i assume we can get the flood risk assessor to respond to the comments?

I also note that there is an objection to the roof tile, we have tried to match these into the neighbouring properties which I think would look better and match in accordingly but if they need to be changed then we can change the material, likewise with the elevations. Please advise what you want us to do

I look forward to hearing from you.

Thanks

Matt Bridle BSc (Hons) MRICS

DOWNSVIEW ASSOCIATES
Chartered Surveyors

[Redacted]
[Redacted]
[Redacted]

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