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Hi Rhiannon,

Please can we withdraw the application.

Thank you for your help so far and I will be in touch soon regarding potential next steps.

Kind regards,
Daniel

On Tue, 11 Aug 2026 at 14:55, Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk> wrote:
Dear Daniel,

Apologies for missing your call, I am in meetings most of the day.

We offer applicants the opportunity to withdraw an application as some customers would prefer not to have a refusal on their planning record when it comes to selling their property. Please let me know how you wish to proceed with this NMA application by the end of today.

A Section 73 application is not applicable in this case due to the scale of the cumulative proposed works.

Regarding validation requirements, Flood Risk Assessments should be proportionate to the scale of the works (the rear of the site is within Flood Zones 2 and 3), and BNG can be briefly addressed given the exemption for householders. As the site is within an Area of Character, a heritage statement is required, again proportionate to the scale of works.

I see there are existing plans under the 2022 permission, which appear that they could be re-used, and proposed plans under this application. We also require location and block plans. If plans/documents are missing on submission, our Technical Support Team will request them at that stage.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays.

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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

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Our priorities...



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From: Daniel Hellyer [REDACTED]
Sent: Tuesday, August 11, 2026 13:43
To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: Re: P/100/26/NMA

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Hi Rhiannon,

I just tried to call you and have left a message.

Please could you let me know your thoughts on my previous email.

You mentioned withdrawing the application in your first email. Please could you outline the benefits of this and what I would need to do for this?

If you would rather speak over the phone, please call [REDACTED]

Kind regards,
Daniel

On Sat, 8 Aug 2026 at 10:24, Daniel Hellyer [REDACTED] wrote:

Hi Rhiannon,

Thank you for your email and for confirming that the current permission will remain valid, as the development has commenced under Section 56.

Having now reviewed the householder validation requirements, it appears that submitting a fresh application would involve a considerable amount of additional work. Before advising the clients to proceed on that basis, I wanted to ask whether there may be an alternative route that would be more proportionate in this case.

The intention here is not to intensify the scheme, but to amend the approved drawings so that they better reflect the clients' aspirations. The revised proposals are smaller in scale than the extant permission and seek to resolve a number of inaccuracies in the original submitted drawings.

Given this, I would be grateful if you could confirm whether there is any other mechanism available to regularise these amendments without the need for a full householder application. In particular, I wondered whether there may be any scope for an application under Section 73, or any other route you would recommend.

If a fresh householder application is the only option, would you also be able to clarify which submission documents would be essential for validation and determination in this instance, as opposed to those which may simply be helpful? From reviewing recent applications along West Front Road, flood risk assessments and biodiversity enhancement statements have been prepared, but are often limited to half a page of text or a small number of images. Would this be sufficient in principle to satisfy the requirements for a householder application?

I would be very happy to discuss the proposed changes briefly by phone if that would assist.

Kind regards, Daniel

On Fri, 7 Aug 2026 at 14:40, Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk> wrote:
Hi Daniel,

Please see attached for the householder validation requirements outlining what is required at submission. The application can be made at www.planningportal.co.uk

As long as the existing permission has commenced, it will remain valid, even if future permission is refused.

The definition of commencement is set out in Section 56 of the Town and Country Planning Act 1990. Development is considered to have commenced on the earliest date when a "material operation" forming part of the development begins to be carried out.

Section 56(4) provides examples of material operations, including:

- digging foundations or trenches;
- laying underground pipes or drains;
- constructing a road or access; and
- erecting part of a building.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

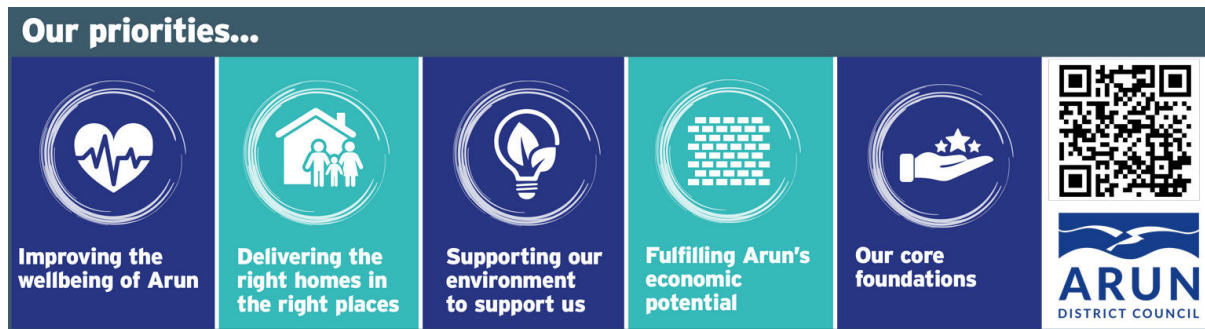
Please note I am not in the office on Thursdays.

T: 01903 737637

E: rhiannon.lloyd@arun.gov.uk

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From: Daniel Hellyer [REDACTED]
Sent: Friday, August 07, 2026 14:23
To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: Re: P/100/26/NMA

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Hi Rhiannon,

Thank you for your email. I will discuss it with the Clients and will get back to you.

If we submit a new householder application, please could you confirm the following:

1. Will the current permission stay active as works have commenced - should the new application be refused?
2. What information will you require for a householder application?

I look forward to hearing from you.

Kind regards,
Daniel

On Fri, 7 Aug 2026 at 13:19, Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk> wrote:
Dear Mr Hellyer,

I am writing to advise that this application would not be considered an NMA. This is because the cumulative effects of the proposed amendments would result in a materially different appearance contrary to Arun guidance. As such, the changes cannot be considered non-material.

It is therefore advised that a new Householder Planning Application be submitted.

If you wish to withdraw the current application, please provide written confirmation by 5pm Tuesday 11th August, otherwise the decision will be issued Wednesday 12th August.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

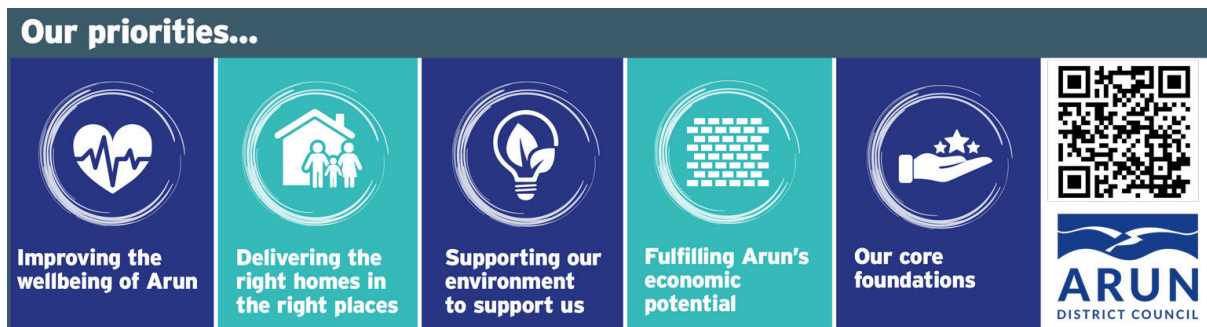
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