

From: Daun Johnson on behalf of Planning.Responses
Sent: 16 June 2026 08:39
To: Planning Scanning
Subject: FW: Planning Consultation on: A/41/26/PL

Please upload email to A/41/26/PL, planning, consultee response, LDC

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 15 June 2026 17:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: A/41/26/PL

From: Arun District Council Greenspace

Date: 15 June 2026

Application ref: A/41/26/PL

Description: Demolition of existing hotel restaurant and replacement with hotel extension and guest restaurant, together with alterations to the car park and all associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

Location: Premier Inn Roundstone Lane Angmering BN16 1EB

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals at reserved matters stage.

Comments

Relevant landscape designations:

The application site is the site of existing Premier Inn provision located near the junction of the A259 Roundstone By-Pas Road and Roundstone Lane.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, or Historic Parks or Gardens associated with this site.

Response

The proposals are for demolition of existing hotel restaurant and replacement with hotel extension and guest restaurant, together with alterations to the car park and all associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

The site already hosts three buildings being two Premier Inn and an adjacent restaurant, the proposals are for the construction of a 49-bedroom extension and 1-bedroom conversion to the existing Premier Inn in Littlehampton, West Sussex.

The proposals largely replace a similar footprint of the existing restaurant building, which has little effect on existing landscape provision. The proposals also reconfigure the main entrance moving it a few metres from the existing. The primary access routes for vehicles and pedestrians will remain unchanged.

The Design and Access Statement states that by the stepping of the built form will provide wider environmental and landscape benefits by pulling back sections of the building allowing additional space to be created along the north-west boundary to accommodate structured planting.

The strengthened landscape buffer will provide improved screening from the road and soften views of the development. This in turn should support biodiversity and seasonal variation within the site.

This development will not trigger re need for Public Open Sape or Play contributions.

Policy ENV DM4 states that development will be permitted where it can be demonstrated that any protected trees (if any) not be damaged or destroyed unless development meets one of three prescribed criteria. Any propose tree works will need to be in consultation and approval of the LPA Tree Officer.

Impact

The potential impact of the proposals in this location would not be significant from street scene, potentially enhancing the look of the existing offer. The implementation of a successful landscape scheme would be required to provide improvement to the visual of this plot and the surrounding environment with the introduction of onsite green infrastructure.

Mitigation/requirements

Further detail re the landscaping proposed would need to be submitted for approval in plan form detailing species, quantities, planting densities and size at time of planting.

Policy ENV DM5 of the ALP seeks to achieve a net gain in biodiversity and protect existing habitats on site. The application is accompanied by a BNG report and the Ecological Assessment that confirms there is no evidence that the development of the site will result in any harm to local species and biodiversity, which accords with the requirements of Policy ENV DM5. A Biodiversity Metric Calculation has been provided to set out how the proposal will provide the mandatory 10% BNG for the site.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals at reserved matters stage.

Sue Howell
Landscape Officer
Environment and Climate Change

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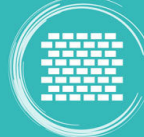
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 26 March 2026 12:48
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: A/41/26/PL

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	A/41/26/PL
Registered:	26th March 2026
Site Address:	Premier Inn Roundstone Lane Angmering BN16 1EB
Grid Reference:	507467 103122

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Description of Works:

Demolition of existing hotel restaurant and replacement with hotel extension and guest restaurant, together with alterations to all associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 30th April 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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