



Arun District Council  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Tel: 01903 737756  
[www.arun.gov.uk](http://www.arun.gov.uk)

## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land accessed from western arm of Bridge road roundabout.

## Applicant Details

### Name/Company

Title

Mr

First name

Robert

Surname

Boyce

Company Name

Hampton Quay Holdings Ltd

### Address

Address line 1

Hampton Quay Holdings Ltd

Address line 2

Rope House

Address line 3

Rope Walk

Town/City

Littlehampton

County

West Sussex

Country

Postcode

BN17 5DH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline planning permission with some matters reserved for demolition of existing treatment works and redevelopment of a former camp site on the edge of the River Arun to provide up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 Restaurant use and 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works, car parking and highways works, including access. This application also lies within the parish of Clymping, may affect a Public Footpath and is a Departure from the Development Plan.

Reference number

LU/238/20/OUT

Date of decision (date must be pre-application submission)

26/07/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

We are seeking consent for the following reserved matters: layout, appearance, and landscaping, including items identified within condition 24. The outline planning application was not an environment impact assessment application.

Has the work already started?

- ☐ Yes
- ☒ No

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Existing Location Plan - 030-S3-E001 Rev. A  
Proposed Offsite Improvements & Allowance for Future Improvements - 18-270/010 Rev. F  
Proposed Parameter Plan Access and Easements - 030-S3-P043 Rev. A  
Proposed Parameter Plan Heights & Levels - 030-S3-P042 Rev. A

Please list all drawing numbers submitted with this application for approval

Refer to drawing register

If applicable, please state the reasons for any changes to the original drawings

The Access and Easements plan has been changed to accommodate layout changes.  
The indicative layout (not part of the approved drawings) has been changed to provide a higher proportion of house, to remove the concrete deck (thus reducing the carbon released in construction) and to create a more sympathetic and natural landscaping scheme that responds better to the semi-rural, riverside context.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

PAA/44/24/

31/05/2024

## Details of the pre-application advice received

A pre-application submission was made in May 2024 with a follow up meeting in October and then a formal workshop on the 2nd of April 2025. Feedback

The principle of the proposed development has been established through the approval of LU/238/20/OUT and as such the primary considerations are layout, appearance, scale and landscape.

Officers welcomed the reduction in scale and change in mix.

Concerns were raised regarding the space between buildings in the initial pre-ap. These were considered to have been addressed in the follow up in 2025.

Concerns were raised about the change to the outline concept of the stepping building form, and the potential deviation from the parameter plan. This was addressed in the follow up in 2025 and they supported the concept of the 'wave form elevation' achieved with alternating mono pitched roofs to the houses and mono pitched roofs to the block of flats.

Main issues raised in the workshop to be addressed were:

Parking:

Designated spaces have now been provided to give clarity for the commercial spaces on site ie gym.

A delineated footway in the shared surface road has been introduced to restrict/discourage verge parking.

Open space:

Salt marsh area to the west of the site is excluded from open space calculations (for nature areas) and an updated calculation based on occupancy has been included.

Play features do not have to be conventional LAPs and LEAP, in fact they would rather they are more bespoke to the site with 6 different play experiences for children. A good potential idea for this is the use of structures inspired by the context such as many nautical elements.

Potentially making use of the topography for the play features ie putting a slide where steps are. This suggestion has been embraced and a clear concept of play along the way introduced, based on the idea of a broken down boat structure and with a beachy LAP space to the north.

North Area:

A change in character to north of the site has been introduced with a level change and more rural path so that you cannot readily see the ends of the gardens and it has a more countryside look, less suburban.

Materials:

Brick detail elements to match context, take more inspiration from local riverside brick structures for inspiration for extra detail has been added, with colours that are contemporary but still contextual (as suggested).

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

# Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert Barker

Date

05/07/2025