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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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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	 
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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 06 November 2025 13:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Planning Consultation on: LU/124/25/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 06 November 2025

Application ref: LU/124/25/RES

Description: Approval of reserved matters following outline consent LU/238/20/OUT for 60 No dwellings to include a multi-functional gym building, and 32 No leisure moorings. This application is a Departure from the Development Plan, may affect a public footpath, lies within the parish of Climping and is in CIL Zone 3 and is CIL Liable as new dwellings.

NB this consultation includes amendment to the above application dated 26th September 2025 relating to:- Amended description to include 32 moorings

Location: Land west of Bridge Road Roundabout Littlehampton BN17 5DF

Determining Authority: Arun DC

Summary recommendation: A proposal for an exciting scheme for this location however recommendation that further detail should be submitted to clarify compliance with Open Space and Play requirements which remain vague. Recommend that landscape detail is conditioned to provide a suitable and robust scheme fitting for location, presented in plan form.

Comments

Relevant landscape designations:

The site will largely be a CIL relevant site.

The site is located along the east bank of the River Arun on the edge of Littlehampton.

The site is a 2.7ha strip of land fronting water to the west and the A258 to the east.

Within the site boundary a designated PHI-Coastal saltmarsh is located inside the western boundary. Saltmarsh habitat is also shown in the northern half of the site.

The South Downs National Park is located 5km to the north.

An existing PRoW is located in the north of the site and runs part way along the old line of flood defence at the northern boundary, providing access to the riverbank for pedestrians. The PRoW is not connected to other PRoWs or footpaths beyond.

The site is located within the SSSI Climping Beach impact zone.

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

Response

The site is located within the NCA South Coast Plain, and is a broadly oval piece of land located on the river bank. Boundary vegetation is located along the highway embankment outside the south and eastern boundary line, which provides relatively dense screening from the A259.

Along the western boundary is a designated coastal saltmarsh habitat, and the site in general has little notable tree cover.

The site has the potential to develop what has previously had some development and presently represents as an area of wasteland. The influence of the site upon the wider character area will be visible due to the scale of the proposals, the low lying topography and limited intervening vegetation. It sits on the rural fringe of Littlehampton in an area of adjacent existing commercial development.

The NPPF para 124/127 relate to good design principles which equally apply to mixed residential and commercial development.

The proposals under this RES application differ considerably from those which were approved under the outline application LU/238/20/OUT which was for the development of up to 105 homes now shown as development for up to 60 dwellings a multi-functional gym building, and 32 No leisure moorings.

The detailed indicative plans and LVI assessment proposals by Stolon Studio still propose an interesting development **however clarification is sought re the usable public open space and play requirements triggered from this development.**

It is noted that within the proposals there is to be provision of play and public accessible open space areas. Developments over 10no dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. The Arun Design Guide 2021 and open spaces SPD gives direction re requirements for play which must be accessible, inclusive, suitable for location and safe. The proposal as presented are not detailed enough to ensure that these criteria are being met. The play is referenced as gravel leisure play with self-binding gravel and looks more like a play on the way form of scheme. The play is further referenced within the DAS 6.5.3 under leisure sections – Section A Undercroft houses – this section shows a play active area with formal swings which is not shown on plan elsewhere?. Section B shown leisure area and sandpit and also shown a formal slide again not shown on plans elsewhere? It is therefore confusing what is proposed for the play in these areas which needs to be demonstrated in clear plan form with detail and specification. Proximity of the play proposal would raise concern in relation to the waters edge, these proposals would need to demonstrate the safety aspect of play located in these areas. The play would be required to provide both LAP and LEAP or equivalent provision, which the proposals presently fail to demonstrate.

Further landscape provision is still shown as indicative and needs to be shown in plan form in detail with species choice, planting densities, quantities and size at time of planting.

The building and waterfront interface will require careful landscape consideration in order to blend the two and to retain any saltmarsh habitat as far as possible.

An existing green boundary is evident in along the boundaries of this site and indicated buffer zones and further boundary planting treatment indicated. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site. Detailed landscape proposals (reserved matters) need to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

Policy D SP1 (ALP) requires development proposals to reflect the landscape characteristics of the site and local area.

Policy ENV DM5 (ALP) requires consideration to be given to increasing biodiversity net gains through utilisation of landscaping measures throughout the site. An Ecological Assessment Ref DFA23031V2 has been undertaken and included within the application which concludes that the proposed development would deliver a significant gain in biodiversity above that required by the NPPF. A full Biodiversity Net Gain Assessment will be required to be submitted detailing what % level net gain is to be achieved post development.

Impact

The potential impact of the proposals could be blended into the surrounding environment with further thought given to the landscape offer and greening to counteract this.

Mitigation/requirements

Detailed landscape provision to the public open space and waterfront areas will require considered choice and careful selection of areas for trees and shrubs. The green boundary treatment along the western boundary may need further screening mitigation both aesthetically and practically due to location. All areas should be considered and their connection for biodiversity and habitat explored. Trees specified should be at a size which allows instant impact, but which will establish and mature as the site develops.

Recommendation/Conclusion

A proposal for an exciting scheme for this location however recommendation that further detail should be submitted to clarify compliance with Open Space and Play requirements which remain vague. Recommend that landscape detail is conditioned to provide a suitable and robust scheme fitting for location, presented in plan form.

Sue Howell
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 26 September 2025 14:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: LU/124/25/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: LU/124/25/RES

Registered: 10th July 2025

Site Address: Land west of Bridge Road Roundabout Littlehampton BN17 5DF

Grid Reference: 501575 102594

Category: Plan Applicat'n

Description of Works: Approval of reserved matters following outline consent LU/238/20/OUT for 60 No dwellings to include a multi-functional gym building, and 32 No leisure moorings. This application is a Departure from the Development Plan, may affect a public footpath, lies within the parish of Climping and is in CIL Zone 3 and is CIL Liable as new dwellings.

I am able to inform you that I have received an amendment to the above application dated 26th September 2025 relating to:- Amended description to include 32 moorings

If you should wish to make further representations as a result of this amendment, please make any further comment by **30th October 2025**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Hannah Kersley

Planning Case Officer- Arun District Council

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PLRECON (ODB) 2018