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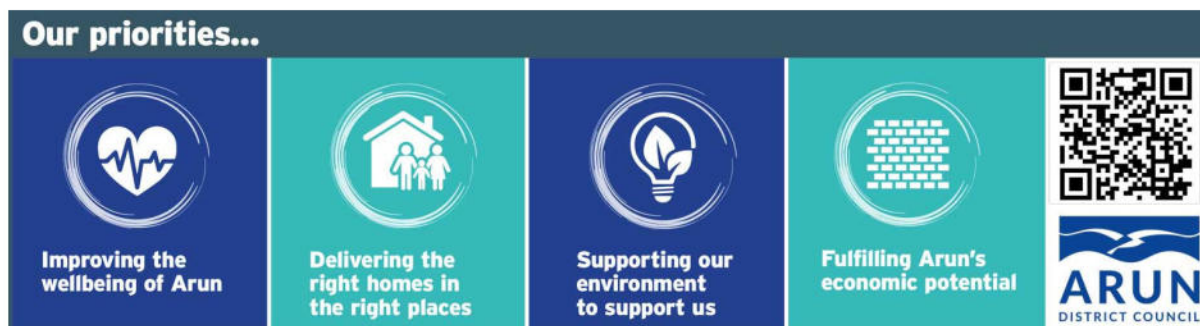
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 12 September 2025 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: LU/124/25/RES

LU/124/25/RES

Land west of Bridge Road Roundabout Littlehampton BN17 5DF

Approval of reserved matters following outline consent LU/238/20/OUT for 60 No dwellings to include a multi-functional gym building. 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

There are no listed buildings or other designated heritage assets within or immediately adjacent to the site. although, the northern part of the site lies within the setting of Arundel Policy (LAN DM2).

Arundel is a historic town located at the foot of the South Downs and along the River Arun, which have both influenced its character. The local plan identifies that Arundel serves as a key gateway to the National Park, and it promotes improved green infrastructure links between Arundel and Littlehampton.

The town's skyline which is dominated by Arundel Castle and Cathedral is a defining feature, but the overall view of the town is considered equally important. To preserve this, the Council has designated an area south of the town where development is restricted to protect long-distance views of the town and its historic landmarks.

Additionally, views from within the town are also valued, especially those across the river floodplain toward the coast. These views, often framed by the town's street layout, are enhanced by glimpses of the Castle and Cathedral and are considered worthy of protection.

The Proposal

The proposal is for 60 No dwellings to include a multi-functional gym building. I note that outline permission has already been granted, and this application relates to the reserved matters. Please note that these comments relate purely to the built historic environment and not to landscape. Although, references will be made to the setting of Arundel Policy. I believe that this would be assessed in much more detail by our landscape officer.

Heritage Context

There are no listed buildings or other designated heritage assets within or immediately adjacent to the application site. However, part of the site lies within the wider setting of the Arundel Policy area.

The Council's Policies Map identifies a zone extending south of Arundel where development will not be permitted if it adversely affects long-distance views of the town, its Castle, Cathedral, or its distinctive setting. The supporting text to the policy makes clear that views from the town are equally important as views towards it.

Historically, the site may have formed part of a broader landscape setting associated with the River Arun. However, this context has been significantly altered by modern infrastructure, including the construction of the new road and bridge, concrete filter beds, and engineered flood banks. These interventions have eroded the site's historic character and reduced its sensitivity in heritage terms.

Relationship to Arundel and Wider Setting

Arundel lies approximately 4.5km to the north. Whilst the Downs are visible to the north, the town is not visible from ground level within the site. While the development may theoretically contribute to cumulative change in the wider setting, any direct visual impact is minimal. A viewshed analysis is recommended to support this conclusion.

We are informed that the proposal has been designed to reduce in scale towards this boundary and a high-quality landscaping scheme will help to soften the built form in its setting. From a built heritage perspective this would ensure that the scheme has a neutral impact upon the setting of the town due to obstructed and filtered views towards the site.

Conclusion

From a built heritage perspective, the proposed development is unlikely to harm to the setting of the designated heritage assets, and therefore not harm its significance. It is assumed that there will be continued coordination with the Landscape Officer in order to ensure that the scheme responds appropriately to the wider landscape and heritage context.

The application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

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www.arun.gov.uk



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