

DECISION NOTICE

Application Ref: LU/124/25/RES

1 To Addressee

Stolon Studio Ltd
Unit A
Willow House
Dragonfly Place
London
SE4 2FJ

2 Site Address

Land west of Bridge Road Roundabout
Littlehampton
BN17 5DF

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

1 The development hereby approved shall be carried out in accordance with the following approved plans:

- 030-S3-P043-B-Proposed Parameter Plan-access Rev B
- 030-SSA-S3RM-(MP.XX)-DR-A-002 Gross Areas Rev E
- 030-SSA-S3RM-(MP.XX)-DR-A-003 Block Plan Rev G
- 030-SSA-S3RM-(MP.ZZ)-DR-A-004 Landscaping Rev D
- 030-SSA-S3RM-(MP.ZZ)-DR-A-005 Parking Rev D
- 030-SSA-S3RM-(MP.ZZ)-DR-A-006 Open Space Area Rev D
- 030-SSA-S3RM-(MP.ZZ)-DR-A-007 Detailed Landscaping Rev C
- 030-SSA-S3RM-(MP.ZZ)-DR-A-008 Refuse Rev B
- 030-SSA-S3RM-(MP.ZZ)-DR-A-009 Boundary Treatments Rev B
- 030-SSA-S3RM-(MP.ZZ)-DR-A-010 Lighting Plan Rev B
- 030-SSA-S3RM-(MP.XX)-DR-A-011 Boundary Sections Rev A

- 030-SSA-S3RM-(MP.XX)-DR-A-012 Boundary Sections Rev A
- 030-SSA-S3RM-(MP.XX)-DR-A-013 Spot Levels Rev C
- 030-SSA-S3RM-(MP.XX)-DR-A-014 Signage Rev A
- 030-SSA-S3RM-(MP.XX)-DR-A-020 Riverside Playspace 01 Rev A
- 030-SSA-S3RM-(MP.XX)-DR-A-021 Riverside Playspace 02 Rev A
- 030-SSA-S3RM-(MP.ZZ)-DR-A-600 Planting Schedule A
- 030-SSA-S3RM-(MP.XX)-DR-A-300 Elevations 1 Rev C
- 030-SSA-S3RM-(MP.XX)-DR-A-301 Elevations 2 Rev C
- 030-SSA-S3RM-(MP.XX)-DR-A-302 Elevations 3 Rev B
- 030-SSA-S3RM-(MP.XX)-DR-A-303 Elevations 4 Rev A
- 030-SSA-S3RM-(MP.XX)-DR-A-304 Elevations 5 Rev A

South Block:

- 030-SSA-S3RM-(BS.XX)-DR-A-300 South Block Elevation North Rev F
- 030-SSA-S3RM-(BS.XX)-DR-A-301 South Block Elevation East Rev F
- 030-SSA-S3RM-(BS.XX)-DR-A-302 South Block Elevation South Rev F
- 030-SSA-S3RM-(BS.XX)-DR-A-303 South Block Elevation West Rev F
- 030-SSA-S3RM-(BS.XX)-DR-A-600 South Block - Area Plans Rev E
- 030-SSA-S3RM-(BS.ZZ)-DR-A-101 South Block Plans 1 Rev E
- 030-SSA-S3RM-(BS.ZZ)-DR-A-102 South Block Plans 2 Rev E
- 030-SSA-S3RM-(BS.ZZ)-DR-A-103 South Block Plans 3 Rev F
- 030-SSA-S3RM-(BS.ZZ)-DR-A-104 Roof Plan Rev B

Gym / Clubhouse:

- 030-SSA-S3RM-(GM.XX)-DR-A-301 Elevation 1 Rev C
- 030-SSA-S3RM-(GM.XX)-DR-A-302 Elevation 2 Rev C
- 030-SSA-S3RM-(GM.ZZ)-DR-A-101 Gym Clubhouse Plans Rev C

House Types:

- 030-SSA-S3RM-(HT1.XX)-DR-A-200 HT1_Sections Rev D
- 030-SSA-S3RM-(HT1.XX)-DR-A-300 HT1_Elevations Rev D
- 030-SSA-S3RM-(HT1.ZZ)-DR-A-100 HT1_Plans Rev D
- 030-SSA-S3RM-(HT2.XX)-DR-A-200 HT2-Sections Rev D
- 030-SSA-S3RM-(HT2.XX)-DR-A-300 HT2-Elevations Rev D
- 030-SSA-S3RM-(HT2.ZZ)-DR-A-100 HT2- Plans Rev D
- 030-SSA-S3RM-(HT3.XX)-DR-A-200 HT3-Sections Rev E
- 030-SSA-S3RM-(HT3.XX)-DR-A-300 HT3-Elevations Rev E
- 030-SSA-S3RM-(HT3.ZZ)-DR-A-100 HT3-Plans Rev E
- 030-SSA-S3RM-(HT3B.XX)-DR-A-201 HT3B-Sections Rev E
- 030-SSA-S3RM-(HT3B.XX)-DR-A-301 HT3B-Elevations Rev E
- 030-SSA-S3RM-(HT3B.XX)-DR-A-101 HT3B-Plans Rev E
- 030-SSA-S3RM-(HT4.XX)-DR-A-200 HT4-Sections Rev B
- 030-SSA-S3RM-(HT4.XX)-DR-A-300 HT4-Elevations Rev B
- 030-SSA-S3RM-(HT4.ZZ)-DR-A-100 HT4-Plans Rev B
- 030-SSA-S3RM-(HT5.XX)-DR-A-200 HT5-Sections Rev E
- 030-SSA-S3RM-(HT5.XX)-DR-A-300 HT5-Elevations Rev E
- 030-SSA-S3RM-(HT5.ZZ)-DR-A-100 HT5-Plans Rev E
- 030-SSA-S3RM-(HT5B.XX)-DR-A-201 HT5B-Sections Rev E
- 030-SSA-S3RM-(HT5B.XX)-DR-A-301 HT5B-Elevations Rev E

- 030-SSA-S3RM-(HT5B.XX)-DR-A-101 HT5B-Plans Rev E
- 030-SSA-S3RM-(HT6.XX)-DR-A-200 HT6-Sections Rev C
- 030-SSA-S3RM-(HT6.XX)-DR-A-300 HT6-Elevations Rev C
- 030-SSA-S3RM-(HT6.ZZ)-DR-A-100 HT6-Plans Rev C
- 030-SSA-S3RM-(HT7.XX)-DR-A-200 HT7-Sections Rev D
- 030-SSA-S3RM-(HT7.XX)-DR-A-300 HT7-Elevations Rev D
- 030-SSA-S3RM-(HT7.ZZ)-DR-A-100 HT7-Plans Rev D
- 030-SSA-S3RM-(HT7B.XX)-DR-A-200 HT7B-Sections Rev C
- 030-SSA-S3RM-(HT7B.XX)-DR-A-301 HT7B-Elevations Rev D
- 030-SSA-S3RM-(HT7B.XX)-DR-A-101 HT7B-Plan Rev C
- 030-SSA-S3RM-(HT8.XX)-DR-A-200 HT8-Sections Rev B
- 030-SSA-S3RM-(HT8.XX)-DR-A-301 HT8-Elevations Rev B
- 030-SSA-S3RM-(HT8.XX)-DR-A-101 HT8-Plan Rev B
- 030-SSA-S3RM-(HT8B.XX)-DR-A-200 HT8B-Sections Rev A
- 030-SSA-S3RM-(HT8B.XX)-DR-A-301 HT8B-Elevations Rev B
- 030-SSA-S3RM-(HT8B.XX)-DR-A-101 HT8B-Plan Rev A
- 030-SSA-S3RM-(MT.XX)-DR-A-601 Materials Rev A

Infrastructure:

- 030-SSA-S3RM-(BS.XX)-DR-A-100 Bin Stores Rev A
- 030-SSA-S3RM-(MP.XX)-DR-A-012 Signage Rev A
- 030-SSA-S3RM-(SS.ZZ)-DR-A-100 Substation Rev A
- 030-SSA-S3RM-(BH.ZZ)-DR-A-100 Bird Hide Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1 and QE SP1.

- 2 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (EIA) (25th June 2020 by The Ecology Co-op) shall be submitted to and approved in writing by the Local Planning Authority. The enhancement features must include the following, and can also include loggeries or hedgehog homes:

- Swift Bricks at a ratio of 1:1;
- Bat bricks at a ratio of 1:2;
- Hedgehog Highways

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

- 3 No development above damp-proof course (DPC) level shall take place until full details of the incutillage secure cycle spaces and stores have been submitted to and approved in writing by the Local Planning Authority and the relevant houses / flats shall not be occupied until the approved cycle storage spaces associated with them have been provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 4 No part of the development shall be first occupied until the six cycle parking spaces associated with the gym building have been provided in accordance with plans and details hereby approved. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 5 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

- 6 None of the dwellings shall be occupied unless and until full details of the ancillary items to be provided such as number and location of bins, seating areas, bike storage and boundary treatments, and associated management arrangements for the Public Open Space and Play Areas have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be permanently retained and adhered to.

Reason: To ensure that play provision is in place for residents and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

- 7 No internally or externally located plant, machinery equipment or building services plant shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The applicant should review the Planning Noise Advice Document - Sussex, November 2023: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

- 8 All proposed bathroom/en-suite/toilet windows on the flank walls of House Type 7b and 8b shall be glazed at all times with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard. These arrangements shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of future residential occupiers in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 9 Notwithstanding the provisions of Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended) (or any Order revoking or re-enacting this Order) no extensions / roof additions or alterations / porches / outbuildings / fences / gates or walls shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To maintain adequate interface standards and in the interests of visual amenity in

accordance with Arun Local Plan policies D DM1 and QE SP1.

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

INFORMATIVE: All other conditions on the outline that require approval in writing will require separate applications to be submitted to discharge these conditions.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 18/07/25) as available on the council's website.

INFORMATIVE: The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on 01903 737555.

INFORMATIVE: Through the discharge of condition 9 and 24 (vi) of LU/238/20/OUT, consideration should be had in regard to bats and biodiversity, especially in regard to the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) and. "Bats and Artificial Lighting at Night" (GN08 2023). Lighting should also be positioned as so to shine away from the river.



Neil Crowther
Group Head of Planning

Case Officer: Hannah Kersley

Decision Issued: **22nd December 2025**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).