



Planning Statement

LITTLEHAMPTON CARAVAN AND MOTORHOME CLUB CAMPSITE

This Planning Statement relates to the proposed use of part of the Club Campsite site (formerly used for static caravans) for caravan and motorhome storage

Contact Details:

Applicant: Caravan and Motorhome Club

Address: East Grinstead House
East Grinstead
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RH19 1UA

Site Address:

Site: Littlehampton Club Campsite

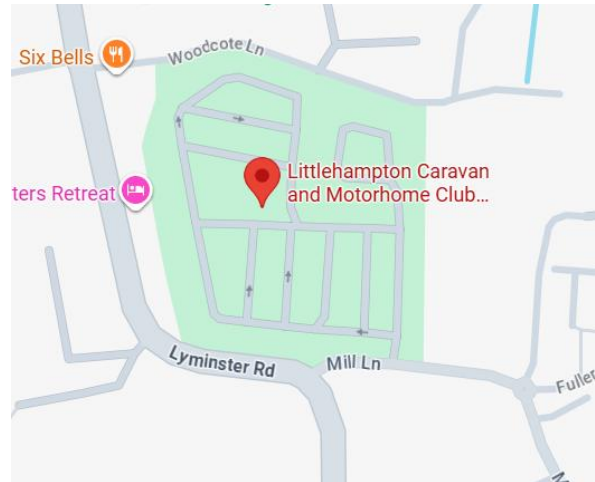
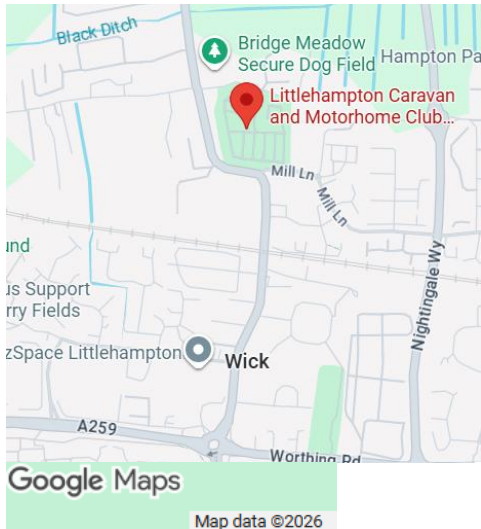
Address: Mill Lane, Wick, Littlehampton,
West Sussex, BN17 7PH

1. INTRODUCTION

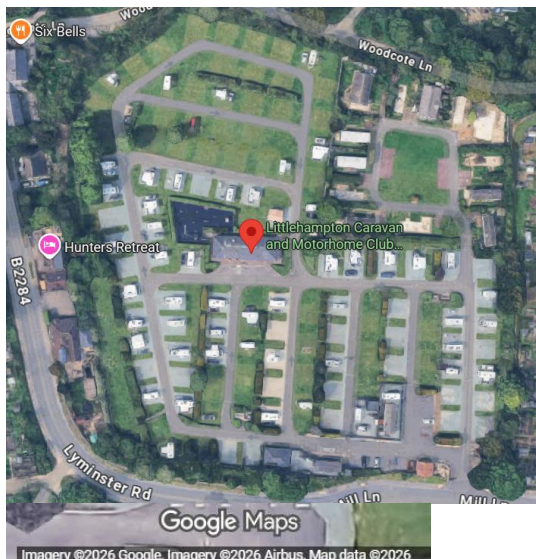
- 1.1. This Planning Statement has been prepared on behalf of the Caravan and Motorhome Club ['the Applicant'] in support of an application for full planning permission for use of part of the Littlehampton Club site for caravan and motorhome storage.
- 1.2. The main purposes of this Planning Statement are to:
 - a) Describe the proposed development, the site and surrounding area;
 - b) Identify the planning policy context for the site and its development;
 - c) Describe the main planning issues affecting the development of the site and how they have been addressed through the application proposal.
- 1.3. The Statement seeks to draw together the documents which have informed the preparation of the application in order to assist the Local Planning Authority in determining the application.
- 1.4. The Club is a private members organisation dedicated to the provision and maintenance of a network of high quality touring sites throughout the United Kingdom, although the majority of its sites are also open to non-members. The Club has an outstanding record in terms of its environmentally sensitive approach to development and an inclusive approach to touring as a recreational activity.
- 1.5. The Caravan and Motorhome Club operates a nationwide network of 159 sites with a number of highly established and important sites across the network, with the Littlehampton Club Site being one of these. The Club has around 383,000 household, and over a million Members.

2. SITE DESCRIPTION

- 2.1. The Littlehampton Cub Campsite is located in Wick, on the northern outskirts of the Town. The Site benefits from direct access from Mill Lane on its southern boundary. To the west it is bordered by houses fronting Lyminster Road (B2284) and to the north it is bounded by Woodcote Lane. To the east, the site adjoins an area of allotments.



- 2.2. This application relates to the north east quadrant of the existing Club site, as identified in the aerial photographs below. This part of the site was separated from the touring caravan part of the site and used over many years to accommodate 13 static caravans. Planning Permission for this use was obtained at appeal in the early 1990s; the Site was bought by the Caravan and Motorhome Club in 2009 and the area was cleared in 2025, since which this area has remained unused. Some of these statics can be seen in the aerial photograph below.



3. PLANNING HISTORY

- 3.1. In January 1991, a planning appeal (APP/C3810/A/90/157312) was allowed for a *'change of use of land from camp site to the stationing of static holiday caravans'*.
- 3.2. There are no other previous decisions that are relevant to the current application proposals.

4. PROPOSED DEVELOPMENT

- 4.1. Planning permission is sought for the use of the former Park Homes area of the existing Club site to 79 bays for the storage of caravans and motorhomes.
- 4.2. The proposal comprises:
- Storage for 79 caravans and motorhomes;
 - Access using the existing Club site access and existing internal circulation road
 - A layout designed to make most efficient use of the land
 - A layout designed to facilitate safe manoeuvring and access
 - The retention of existing boundaries and landscaping
- 4.3. A following mix in the size of storage bays is proposed:

Type	Number	%
Medium / large	8	10
Medium	63	80
Small (3x6m)	8	10
Total	79	100

- 4.4. To create the new parking areas for storage, the existing tarmac roads and concrete bases will be incorporated into the design and where existing small areas of grass are removed, they will be replaced with compacted Type 1 aggregate. This provides a natural and permeable surface that minimises surface rutting and helps safeguard any underlying tree roots from damage.
- 4.5. The Club's storage facilities are accredited by CaSSOA, and this new compound will be designed to meet the [CaSSOA Gold Standard](#). This includes robust physical perimeter security, advanced technical detection systems to enhance physical protection, and the implementation of effective site management and administrative procedures. Measures to help ensure that the storage compound will be secure for our Members.



Extract from Proposed Site Plan: LIT-2026-P-100

4.6. The following plans and documents are submitted in support of the Application:

1	Planning Statement	July 2026
2	Design and Access Statement	July 2026
3	Location Plan	LIT-2026-P-100
4	Existing Site Plan	LIT-2026-P-PSW-101
5	Proposed Site Plan	LIT-2026-P-PSW-102
6	Compound Details	LIT-2026-P-PSW-103
7	Preliminary Ecological Assessment:	CSA Feb 2026
8	BNG Design Stage Report:	CSA July 2026
9	BNG Metric	CSA July 2026
10	Flood Risk Assessment:	RGParkin Oct 2025
11	CIL Form 1: Additional Information	July 2026

5. PLANNING POLICY CONTEXT

National Planning Policy Framework

- 5.1. The NPPF provides an overarching framework for the production of local policy documents and the consideration of development proposals.
- 5.2. The NPPF is a material consideration that represents up-to-date government planning policy and must be taken into account where it is relevant to a planning application. If decision takers choose not to follow the NPPF, clear and convincing reasons for doing so are required.

Achieving sustainable development

- 5.3. Sustainable development is at the heart of the NPPF. It states that the purpose of the planning system is to contribute to the achievement of this aim (paragraph 7).
- 5.4. There is no specific definition of sustainable development in the NPPF but paragraph 8 breaks it down into three overarching objectives: economic, social and environmental.
- 5.5. Paragraph 11 of the NPPF states that there is a presumption in favour of sustainable development. For decision taking this means, approving development proposals that accord with an up-to-date development plan without delay.

Decision making

- 5.6. Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Building a strong, competitive economy

- 5.7. Paragraph 85 confirms that planning decisions should *'help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'*
- 5.8. Paragraph 88 states that Planning policies and decisions should enable *'sustainable rural tourism and leisure developments which respect the character of the countryside'*.

The Development Plan

- 5.9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that '*development be determined in accordance with the Development Plan unless material considerations indicate otherwise*'. Section 70(2) of the Town and Country Planning Act 1990 ('TCPA 1990') provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application.
- 5.10. The Development Plan comprises the Adopted Arun Local Plan (2018) (ALP) and Littlehampton Neighbourhood Plan.

Relevant policies in the Arun Local Plan (ALP) include:

SD SP2	Built-up Area Boundary
EMP DM1	Employment Land: Development Management
TOU SP1	Sustainable tourism and the visitor economy
TOU DM1	Tourism related development
D SP1	Design
D DM1	Aspects of form and design quality
T SP1	Transport and Development
QE SP1	Quality of the Environment
W DM1	Water supply and quality
W DM2	Flood Risk
W DM3	Sustainable Urban Drainage Systems

Relevant policies in the Littlehampton Neighbourhood Plan include:

Policy 1	The presumption in Favour of Sustainable Development
Policy 2	A Spatial Plan for the Town

6. PLANNING ASSESSMENT

Principle of development

- 6.1. The application site forms part of the existing Club Campsite with a history of being occupied by 13 static caravans. The application seeks permission for this same area to be used for the purposes of caravan and motorhome storage.
- 6.2. The site is located in a sustainable location and within the Built-up Area Boundary where Policy SD SP2 states that development should be focussed. The proposal supports business growth, tourism expenditure and local employment, all of which will contribute directly to the local visitor economy and community. The natural and built environment around the site is protected; full and effective use of the land is being made and locating these facilities within the built up area will help reduce pressures on the surrounding rural area.
- 6.3. The Application scheme accords with the presumption in favour of sustainable development set out in the NPPF, with Policy SD SP2 of the ALP and Policies 1 and 2 of the Neighbourhood Local Plan. As such, the principle of development should be considered acceptable.

Design, visual amenity and character of the area

- 6.4. ALP policies D DM1 and D SP1 state that planning permission will be granted where development, amongst other criteria, should seek to make efficient use of the land and be of the highest standard of design, providing a high quality living environment in keeping with the character of the surrounding area.
- 6.5. The Application site is located within the Built Up Area boundary and the proposed new use for storage replaces the Static caravans that used to occupy the site. No operational development beyond the works required to lay out the storage bays is proposed within this area.
- 6.6. The application site is contained within the wider Club site and is well screened by existing trees and vegetation along its boundaries. The application scheme will be very similar in character to the previous use of the site, it makes the most efficient use of the site area and is in keeping with the existing character of the site. It will have a negligible impact on the character and appearance of the wider area and landscape. The Application scheme accords with Policies D SP1 and D DM1.

Neighbouring amenity

- 6.7. ALP policy D DM1 states that new development should have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. QE SP1 states the Council requires development to contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity.
- 6.8. There are few houses within close proximity of the application site, which is already well screened and contained. The previous use of the site did not have any material adverse impacts on neighbouring amenity. The proposed storage use, by contrast to the previous use, can be characterised by limited daily activity, low noise generation, infrequent vehicle movements, an absence of permanent occupation and no visitor accommodation.
- 6.9. Accordingly, the application would not harm the amenity of neighbouring occupiers in accordance with ALP policies D DM1 and QE SP1.

Ecology, Trees and Landscaping

- 6.10. A Preliminary Ecological Appraisal (PEA) has been undertaken by CSA and is submitted in support of the application.
- 6.11. The Site primarily consists of hardstanding interspersed with areas of grassland. The central grassland is characterised by a short sward and low forb diversity. Grassland bordering the exterior of the road exhibits greater variation in sward height and supports a wider range of forb species, most of which are associated with ruderal environments. Areas previously occupied by scrub are now largely bare ground with tall herbs.
- 6.12. Due to the size and scope of the proposals and the current baseline, The PEA concludes that there would be no adverse impacts on priority habitats.
- 6.13. The PEA notes that the baseline habitat conditions have changed since early 2025, when the static caravans that occupied this part of the site were removed. A review of aerial imagery and site photographs indicates that, although the site was broadly similar at that time, it included some areas of ornamental hedgerow and scrub that are no longer present. These features are considered likely to have influenced the composition of the vegetation currently recolonising the site.
- 6.14. No overriding constraints to the development of the site have been identified and recommendations have been provided for ecological enhancement measures that could be delivered as part of the proposed development.

Biodiversity Net Gain

- 6.15. A Biodiversity Net Gain Assessment: Design stage has been prepared by CSA and is submitted in support of this application.
- 6.16. The Statutory Biodiversity Metric Calculation Tool was used to determine pre- and post- development biodiversity values, and predict the net effect of the proposed development upon biodiversity.
- 6.17. The Site consists of hardstanding interspersed with areas of low distinctiveness grassland, vegetated gardens and two trees. No irreplaceable habitats were found on the Site. Post-development habitats at the Site will comprise hardstanding and will require off-site units to deliver net gain.
- 6.18. Off-site Biodiversity habitat units (1.12) and hedgerow units (0.12) will be sought from Wild Capital to achieve 10% net gain from the off-site habitat bank within the National Character Area.
- 6.19. A net loss of biodiversity is predicted for the proposed development of 1.12 Habitat Units (100%) and 0.11 Hedgerow Units (100%). This is subject to off-site gains, which are being sought with this application.
- 6.20. Subject to securing the above through relevant legal mechanisms, the Biodiversity Gain Condition can be discharged following the grant of consent through the submission of a Biodiversity Gain Plan.

Access and Highways

- 6.21. The proposal would utilise the site's existing access arrangements, which have historically served both the touring caravan site and the static caravan part of the site. Adequate internal circulation and turning arrangements already exist to ensure the safe operation of the storage area and no changes to either the access junction or internal roads are proposed or required.
- 6.22. The proposed storage use is expected to generate only modest vehicle movements associated with the delivery, collection and relocation of caravans and motorhomes.
- 6.23. Given the previous use of the land relating to the residential occupation of static caravans operating alongside the existing touring use of the wider site, the proposal would not result in any unacceptable impacts on highway safety or the capacity of the local road network. It is considered that it would accord with ALP policy T SP1

Flood Risk Assessment

- 6.24. A Flood Risk Assessment (FRA) has been undertaken by R G Parkin and is submitted in support of this application. It concludes that the proposed storage facility classifies as a 'Less Vulnerable' flood risk which is an acceptable form of development in Flood Zones 1, 2 and 3a.
- 6.25. An assessment of EA data in conjunction with topographical information obtained for the site indicates that the development site is situated at an elevated position adjacent to the flood plain and that the site can therefore be considered to be wholly located within Flood Zone 1 and is at 'Low' risk of flooding from fluvial or tidal sources.
- 6.26. The site is considered to be at very low risk of flooding from sewers, reservoirs, canals and other artificial sources. And it is concluded that groundwater flooding is unlikely due to the nature of the underlying soils, superficial deposits and bedrock and elevated position of the site.
- 6.27. The EA Surface Water Flood Map indicates that the site is not at risk of surface water flooding, that no flood resistance or resilience measures are required and that the site provides safe refuge from nearby affected flooding areas.
- 6.28. It is considered that the scheme accords with ALP Policies W DM1, 2 and 3.

Tourism

- 6.29. Policy TOU SP1 encourages sustainable tourism development and Policy TOU DM1 explicitly supports developments that enhance, diversify, or improve existing tourism infrastructure within the District.
- 6.30. The application represents an investment in existing tourism infrastructure and contributes towards maintaining a successful caravan business within the district. The proposal would broaden the range of services available to caravan and motorhome owners and would contribute towards supporting the tourism sector.

Employment and Economic Benefits

- 6.31. Policy EMP DM1 recognises that the continued health of the local economy will depend to a significant extent on being able to accommodate the future expansion needs of local firms and states that the Council will promote and support positive measures to upgrade existing employment sites by (amongst other measures) '*making more efficient use of under-used employment sites and premises*'.

- 6.32. The Application proposal would support the continued operation and diversification of an established caravan business. The provision of secure caravan and motorhome storage responds to an identified demand from owners seeking conveniently located, secure facilities close to the south coast and associated tourism destinations.
- 6.33. Accordingly, the proposed secure storage compound would enhance the range of services available to Members, make beneficial use of the former static caravan area of the site (now vacant) and support the viability of an existing established local business.

7. CONCLUSIONS

- 7.1. The proposed caravan and motorhome storage area represents an appropriate and sustainable ancillary use associated within an established touring caravan site, located within the Built-up Area Boundary.
- 7.2. It supports the diversification and long-term viability of an existing and established tourism business and contributes positively to the visitor economy.
- 7.3. It makes good and effective use of the land and is capable of being accommodated without any unacceptable impacts on residential amenity, the character of the area, highway safety or the wider landscape and environment.
- 7.4. The proposal fully accords with the NPPF and with the objectives and policies of the Arun Local Plan and Littlehampton Neighbourhood Plan.
- 7.5. For all of the above reasons and based on the submitted plans and reports, it is considered that planning permission should be granted.