

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



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

Sent: 06 October 2026 17:38

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Hannah Kersley
<Hannah.Kersley@arun.gov.uk>

Subject: Planning Consultation on: LU/173/26/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 07/10/2026

Application ref: LU/173/26/OUT

Description: Outline planning application (with all matters except access reserved) for the construction of up to 20 residential units. This application may affect the setting of listed buildings.

Location: Westholme Nursery Toddington Lane Littlehampton BN17 7PP

Determining Authority: Arun DC

Summary recommendation: Recommend confirmation sought re location and quantum of Public Open Space (POS) provision and location and inclusion of LAP provision proposed for this development. Recommend further landscape detail will need to be submitted at reserved matters stage.

Comments

Relevant landscape designations:

The site lies within the built-up area of Toddington, near Wick. Outline planning permission was previously granted under LU/94/17/OUT for residential re-development comprising 10 no. dwellings and associated works, which has since expired. Permission under application LU/83/25/OUT for 31no dwellings was refused.

There are no physical, visual, historical or cultural links, protected landscapes, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the north.

Response

The proposals are an outline planning application (with all matters except access reserved) for the construction of up to 20 residential units. This application may affect the setting of listed buildings.

The application site is located in the northern part of Littlehampton known as Wick, north of the A259. The site is relatively rectangular in shape and extends to approximately 0.71 Hectares (Ha). The topography of the site is generally flat.

The site is mostly laid to grass with a small number of existing buildings positioned towards the southern end of the site. The northern portion of the site was historically used for horticultural use by the Westholme Nursery glasshouses.

The application states that matters of scale, layout, landscaping and appearance would be reserved for subsequent determination. The Proposed Site Plan (Drawing No. TA 1626/02 Rev B details how the proposed 20 units, access road, car parking space, amenity space and landscaping may be delivered on the site. It should be noted that the landscape detail has been suggested to be determined under reserved matters however clarification should be sought at this stage re the layout shown and how this conforms to meet SPD requirements for POS provision as outlined in our ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

A development of this size 20no dwellings would require the provision of onsite POS minimum area of 1,650m² (1,408m² POS and 242m² Play) **It is unclear** from the Proposed Site plan or the DAS **where** the POS and **LAP provision are to be located**. There is a large area shown in green to the rear of the proposals within the floodzone area however this is not detailed for use and confirmation should be sought if this is to house the POS and play requirements triggered from this development? **Confirmation of quantum and location sought re POS and location of the provision of onsite, unequipped natural play LAP area.** LAP to include such features as landform, boulders or logs, seat and litter bin. POS provision needs to be usable areas of land not formed from left over narrow strips or verge areas.

The proposals as shown have not incorporated play in the form of LAP provision which would be a requirement of the development.

WNDP policy VE10 states that development of biodiversity rich habitats shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on sites. Proposals will not

be supported where there is evidence that the proposals would significantly harm biodiversity, unless it can be adequately avoided, mitigated, or alternatively the subject of compensation.

The layout would need to further detail the SuDS provision within the development. SuDS are required to be fitting with the development and well designed to be an asset to the site, to provide interest, visually and biodiversity enhancement.

This development would not trigger offsite allotment contribution.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

A full and detailed landscape scheme will be required to be submitted for approval, detailing species choice, quantities, planting densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

The planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops. There is a requirement for the scheme, in accordance with policy to be of High-Quality Design, in line with the Arun Design Code and Open Spaces SPD.

BNG requirements triggered from this development.

Recommendation/Conclusion

Recommend confirmation sought re location and quantum of Public Open Space (POS) provision and location and inclusion of LAP provision proposed for this development.
Recommend further landscape detail will need to be submitted at reserved matters stage.

Sue Howell
Landscape Officer
Environment and Climate Change

T: 01903 737943
E: sue.howell@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Our priorities...



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

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

Sent: 29 July 2026 16:04

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

Subject: Planning Consultation on: LU/173/26/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No:	LU/173/26/OUT
Registered:	29th July 2026
Site Address:	Westholme Nursery Toddington Lane Littlehampton BN17 7PP
Grid Reference:	503415 103978
Description of Works:	Outline planning application (with all matters except access reserved) for the affect the setting of listed buildings.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 27th August 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONSULT (ODB) 2020