







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:** 03 June 2025 16:57  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** Planning Consultation on: LU/76/25/PL

### Response to Planning Application

**From:** Arun District Council Leisure & Greenspace  
**Date:** 03/06/2025

**Application ref:** LU/76/25/PL

Demolition of vacant supermarket building and erection of four-storey hotel with ancillary restaurant, public realm, associated works. This application affects the setting of listed buildings and affects the character and appearance (Rated) as other development.

**Location:** Former Waitrose Site Avon Road Littlehampton BN17 6AT

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend no landscape objection to the details submitted under this application LU/76/25/PL subject to submission of landscape detail and BNG requirements to be submitted and approved.

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**Comments**

**Relevant landscape designations**

The site is presently the setting of an existing vacant premise, and associated carparking.

This application affects the setting of listed buildings & may affect the character & appearance of the East Street, Littlehampton Conservation Area. The existing site is located on Anchor Springs close to the centre of Littlehampton.

The East Street Conservation Area wraps around Eastern boundary of the site and overlaps the site at the junction between Avon Road and East Street, to the South of the grade II listed Avon House

**Response**

The site is split into two areas by Avon Road which bisects the site. A derelict former supermarket occupies the southern half of the site with the former supermarket car park located within the northern half. Both building and car park are out of use. The Northern half of the site is a disused car park. The car park is currently cordoned off using large concrete barriers, the car park is surrounded by red brick boundary walls and buildings to the North, East and West.

The car park is overlooked from the East by private gardens and to the North by public planting with a long grass verge along the pavement on Franciscan Way that features several mature trees of various species. Raised brickwork planters with shrubs and a couple of small trees line the Western boundary obscuring a high brickwork wall behind. Existing benches provide some limited external seating. To the south end, this pedestrian route narrows to a pathway with a blank rendered boundary wall and bollards along the southern end.

Hard landscaping features large areas of tarmac divided into bays by red brick pavers.

The landscape proposals are minimal, but would appear appropriate for the application and setting. The proposals include the formation of large raised planters to address the changes in level around the corners of the new building, maintaining the slope of the pavement whilst creating a level terrace for external seating. Soft Landscaping proposals include raised and level planters around the building with native and semi-ornamental shrub planting proposed. To the North/East of the building is proposed a raised wall which will form a rain garden. Planting to consist of native, biodiverse, shade tolerant shrubs, ground covers and climbers. Semi-ornamental planting around the building with native trees and specimen shrubs.

It is noted that all existing vegetation on the site is to be retained.

**Impact**

The potential impact on the location would require that landscaping should be provided as mitigation towards softening of the development proposals.

**Mitigation/requirements**

Details of the landscape proposals will be required to be submitted and confirmation of increase in biodiversity net gain and habitat. Landscape proposals would need to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting.

**Policy ENV DM5 (ALP)** requires consideration to be given to increasing biodiversity net gains through utilisation of landscaping measures throughout the site.

**Recommendation/Conclusion**

Recommend no landscape objection to the details submitted under this application LU/76/25/PL subject to submission of landscape detail and BNG requirements to be submitted and approved.

**Sue Howell**  
**Leisure and Landscape Officer**  
Environment and Climate Change







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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 29 April 2025 16:04  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>  
**Subject:** Planning Consultation on: LU/76/25/PL

To: **Parks and Landscapes**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Planning Permission**

**Application No:** LU/76/25/PL  
**Registered:** 29th April 2025  
**Site Address:** Former Waitrose Site Avon Road Littlehampton BN17 6AT  
**Grid Reference:** 502896 102228  
**Description of Works:** Demolition of vacant supermarket building and erection of four-storey hotel with ancillary restaurant, public realm, landscape improvements, retention of associated car park and all associated works. This application affects the setting of listed buildings and affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

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 30th May 2025 . 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)