



**dowsettmayhew**  
Planning Partnership

**Land at Westholme  
Nursery, Toddington Lane,  
Littlehampton, BN17 7PP**

**Outline Planning  
Application (with All  
Matters Except Access  
Reserved) for the  
Construction of 31  
Residential Units**

**May 2025**

**Design & Access Statement**

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## INTRODUCTION

This Design and Access Statement is in support of an outline planning application for the erection of 31 dwellings, with all matters reserved except access, on the sites known as Westholme Nursery, Knightscroft and Anggerik, on land to the north of Toddington Lane, Wick, Littlehampton.

The application should be read in conjunction with the plans and supporting statements that are detailed at paragraph 1.6 of the Planning Statement.

The requirements of what should be included in a Design & Access Statement are detailed at a national level in the online National Planning Policy Guidance (NPPG). This states that a Design & Access Statement must: (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. It notes that a development's context refers to the particular characteristics of the application site and its wider setting. It also notes that a Design & Access Statement must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. It requires applicants to explain how any specific issues which might affect access to the proposed development have been addressed.

Having regard to these obligations, and in the interests of avoiding repetition, this Design & Access Statement should be read, in particular, in conjunction with the Planning Statement that accompanies the application.

## SITE AND SURROUNDINGS

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 site is mostly laid to grass with a small number of existing buildings positioned towards the southern end of the site. These buildings include a derelict single storey building once used in association with the former nursery; a vacant single storey dwelling known as 'Anggerik'; and an occupied residential property known as 'Knightscroft', with associated domestic outbuildings. Knightscroft is located immediately north of Toddington Lane and features separate vehicular access.

The northern portion of the site was historically used for horticultural use by the Westholme Nursery glasshouses. This nursery use ceased some 18 years ago.

The Westholme Nursery site is bordered to the north and west by residential development, forming part of the committed Strategic Site. To the south of Knightscroft lies a large grass verge and Toddington Lane beyond, and to the east of the site lies the mixed commercial site known as 'Five Stones'.

Immediately to the east of Knightscroft lies three, two-storey terraced dwellings which were erected circa 2017.

The application site is mostly bound by close board timber fencing.

The topography of the site is generally flat.

There is an existing vehicular access serving Westholme Nursery from Toddington Lane, which is sited on the western side of the southern boundary.

There are no Public Rights of Way (PRoWs) which intersect, or lie immediately adjacent to the site. The nearest PRoW comprises the footpath '3096' which lies a short distance to the east and runs in a north east direction towards the village of Poling.

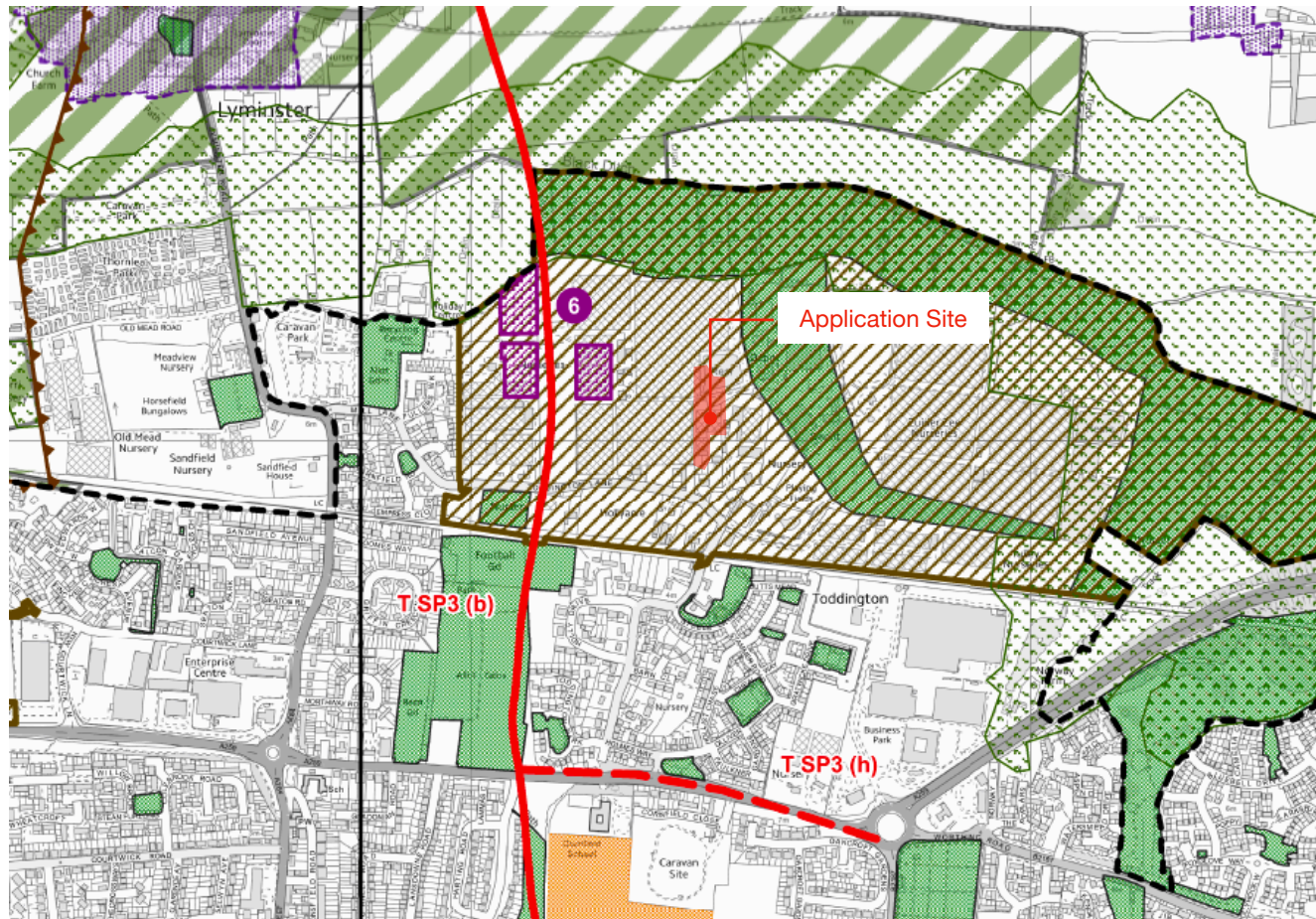


Site location plan



Aerial photograph showing site in wider locality

Extract from Arun Local Plan Policy Map 4 (Littlehampton & Surrounding Area)



**Chapter 7 - Settlement Structure & Green Infrastructure**

**Gaps Between Settlements:**

- AL Arundel to Littlehampton
- AREP Angmering to Rustington/East Preston
- AW Angmering to Worthing
- EPF East Preston to Ferring
- LM Littlehampton & Middleton-on-Sea
- WF Worthing to Ferring

Built-up Area Boundary

Gaps Between Settlements

Setting of Arundel

**Chapter 8 - Employment & Enterprise**

- Economic Growth Area
- Strategic Employment Site
- Courtwick
- North Littlehampton
- Angmering

**Chapter 9 - Retail**

- Town Centre Boundary
- Retail - Primary
- Retail - Secondary

**Town Centre Inset Maps:**

- C Littlehampton
- D Rustington

**Chapter 12 - Housing Delivery**

**Strategic Housing Allocations:**

- Committed
- Site Specific
- SD4 Littlehampton - West Bank
- SD6 Ford
- SD9 Angmering North
- SD10 Climping
- SD11 Angmering South and East

**Chapter 14 - Health, Recreation & Leisure**

OSR DM1: Existing Open Space

**Chapter 15 - Transport**

Green link: Littlehampton to Arundel

**Policy T SP3: Safeguarding the Main Road Network**

- Committed
- Indicative
- Arundel Bypass safeguarded line

**Chapter 16 - Building Conservation & Archaeological Heritage**

Conservation Area (For up-to-date info & scale mapping of Conservation Areas, please visit the Conservation section of: [www.arun.gov.uk](http://www.arun.gov.uk))

Area of Character (AoC)

Scheduled Ancient Monument (SAM)

**Chapter 17 - Natural Environment**

- Sites of National Importance for Nature Conservation (SNINC)
- Sites of Nature Conservation Importance (SNCI)
- Biodiversity Opportunity Area (BOA)
- Local Nature Reserve

**Chapter 19 - Natural Resources & Minerals Safeguarding**

- Safeguarded Wharf
- Associated Coated Roadstone Plant
- Sharp Sand and Gravel Minerals Safeguarding Area (MSA)

**Chapter 20 - Waste Management**

- County Waste Local Plan Strategic Waste Site Allocation
- Miscellaneous**
- The Local Planning Authority Boundary of Arun District Council
- River Arun

**'Made' Neighbourhood Development Plans**

- Housing Site
- Local Green Space

## PROPOSED DEVELOPMENT

The application is submitted in outline form with all matters, except access, reserved for subsequent determination. It proposes the demolition of existing buildings on site and the erection of 31 dwellings.

Whilst matters of scale, layout, landscaping and appearance are reserved for subsequent determination, the application is supported by a number of proposed indicative drawings, including the Proposed Site Plan (Drawing No. TA 1057 / 10 Rev. A), which details how the proposed 31 units, access road, car parking space, amenity space and landscaping may be delivered on the site.



Illustrative site layout

The frontage building, to be sited over the footprint of Knightscroft, is shown to contain six affordable flats. The building is shown to be two storeys with rooms in the roof space served by dormer windows.



**Proposed ground floor plan**



**Proposed first floor plan**



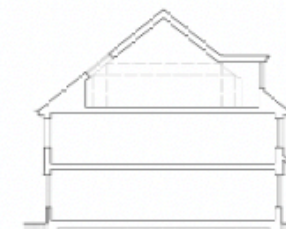
**Proposed second floor plan**



**Proposed front / south elevation**



**Proposed rear / north elevation**



**Proposed section**



**Proposed side / west elevation**



**Proposed side / east elevation**

**Proposed Two Bedroom Flats**

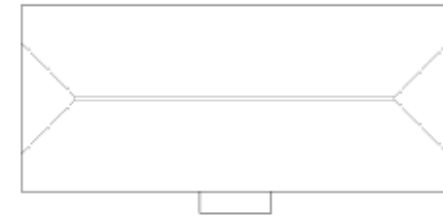
The building immediately to the rear of this, facing west onto the access road is shown to comprise four affordable flats. This building is shown to be a two storey building with two flats on each floor.



**Proposed ground floor plan**



**Proposed first floor plan**



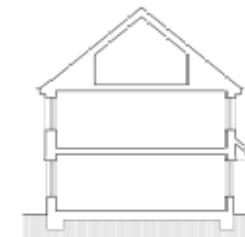
**Proposed roof plan**



**Proposed front elevation**



**Proposed rear elevation**



**Proposed section**



**Proposed side elevation**



**Proposed side elevation**

**Proposed one bedroom flats**

Beyond this, are the remaining 21 (market) dwellings are indicated. These are shown split across a series of terraced rows, orientated in a linearly manner, with east-west ridgelines. The terraced dwellings are shown as two storey, with some featuring second floors within the roof spaces.



**Proposed ground floor plan**



**Proposed first floor plan**



**Proposed second floor plan**



**Proposed front elevation**



**Proposed rear elevation**



**Proposed section**



**Proposed side elevation**



**Proposed side elevation**

**Proposed four bedroom units**



Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



Proposed front elevation



Proposed rear elevation



Proposed section



Proposed side elevation



Proposed side elevation

Proposed three bedroom units

The proposed development would have the following unit mix:

Category	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units	Total
Affordable Housing	6	4	0	0	10
Market Housing	0	3	12	6	21

### LAYOUT

The linear arrangement of the dwellings indicated makes best use of the orientation and shape of the site site and reflects the linear layout of the neighbouring residential schemes.

The proposed indicative layout includes the provision of private outdoor amenity space for the 21 market dwellings, and communal outdoor amenity space for the 10 affordable (apartment) units.

Ample space to existing neighbouring properties is maintained to ensure no harm to neighbour amenity.

The layout of the scheme allows for high levels of natural surveillance to all public areas of the site.

### MASS AND SCALE

The illustrative plans, drawings and street scene elevations demonstrate how a scheme of two and two and half storeys dwellings would be reflective of the character of the surrounding area, where two and three storey buildings dominate.

All of the dwellings have been designed to meet the Nationally Described Space Standards.

### DESIGN

A simple contemporary design aesthetic is indicated in the illustrative drawings, to reflect the design aesthetic adopted on the neighbouring schemes. Suggested proposed materials include brick elevations, and tiled roofs with tile hanging detailing shown at first floor.

### ACCESS

Access the site will be off Toddington Lane through amendments to the existing access. The site layout allows for vehicles to enter and leave the site in a forward gear, with adequate turning also available within the site for larger servicing vehicles to turn.

### PARKING

A total of 61 car parking spaces are indicated to be provided within the site, which includes adequate provision for visitor car parking, and disabled car parking spaces.

Space is available within the rear gardens of the individual dwellings to provide safe and secure cycle parking. Communal storage facilities would be provided for the flats.