

From: Nicola Oktay on behalf of Planning.Responses
Sent: 11 August 2025 10:28
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/83/25/OUT

Arun parks and Landscapes response

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 07 August 2025 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Planning Consultation on: LU/83/25/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 07/08/2025

Application ref: LU/83/25/OUT

Description: Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may affect the setting of listed buildings.

Location: Westholme Nursery Toddington Lane Littlehampton BN17 7PP

Determining Authority: Arun DC

Summary recommendation: Recommend a **landscape objection to the lack of Public Open Space (POS) and LAP provision proposed for this development.** Recommend further landscape detail will need to be submitted.

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.

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 proposed development is an Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and 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, with the application 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. It should be noted that whilst the landscape detail has been suggested to be determined under reserved matters however **the layout shown would not appear 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 **31no dwellings would require the provision of onsite POS minimum area of 2,557m² (2182m² POS and 375m² Play)** confirmation of quantum sought **plus the provision of onsite, unequipped natural play LAP area** to include such features as landform, boulders or logs, seat and litter bin. In addition offsite financial contribution for LEAP provision. POS provision needs to be usable areas of land not formed from left over narrow strips or verge areas.

The layout proposed appears to fall short of the POS provision required and therefore should be raised as an objection. The proposals have not incorporated play in the form of LAP provision which would be a requirement of the development.

The layout of the proposals show a densely packed site with little space for green infrastructure to be incorporated. Communal open space provision would also need to conform to the Arun Design Guide 2021.

W NDP 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.

Recommendation/Conclusion

Recommend **a landscape objection to the lack of Public Open Space (POS) and LAP provision proposed for this development.** Recommend further landscape detail will need to be submitted in consideration of above.

Sue Howell
Leisure and Landscape Officer
Environment and Climate Change

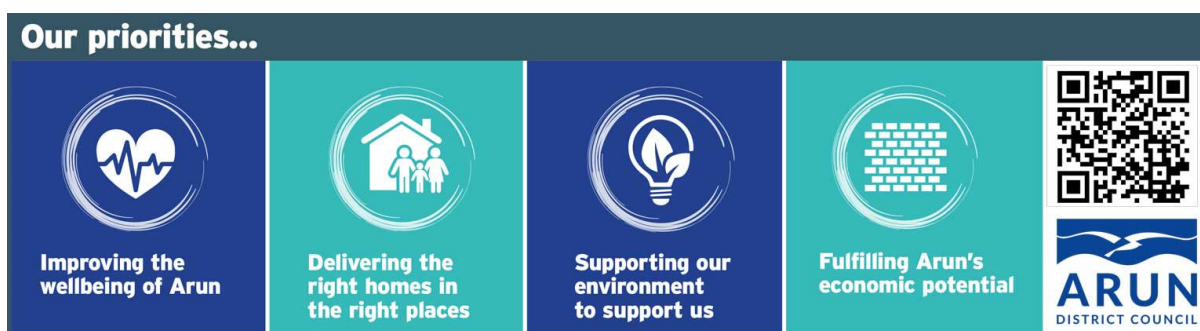
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 09 June 2025 15:03

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

Subject: Planning Consultation on: LU/83/25/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/83/25/OUT

Registered: 9th June 2025

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 construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may 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.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 10th July 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

Hannah Kersley

Planning Officer- Arun District Council

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