

DECISION NOTICE

Application Ref: AL/27/26/RES

1 To Addressee

Luken Beck mdp Ltd
59 Tower Street
Winchester
SO23 8TA

2 Site Address

Land West of Lidsey Road (A29)
Lidsey
PO22 9RG

3 Description of Development

Approval of reserved matters following outline consent AL/70/23/OUT for the development of 155 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure, works and demolition of existing structures, This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

1 The development hereby approved shall be carried out in accordance with the following approved plans:

1. Location Plan Phase 2 ST-23-02 Rev B.
2. Accommodation Schedule Phase 2 (12/03/26).
3. ST-23-01 Planning Layout Rev ZD.
4. ST-23-04 Housing Mix Plan Rev L.
5. ST-23-05 Affordable Housing Plan Rev K.
6. ST-23-06 Building Heights Plan Rev L.
7. ST-23-08 Boundary Treatment Plan Rev L.
8. ST-23-09 Materials Plan Rev K.
9. ST-23-10 Bin & Cycle Storage Plan Rev K.
10. ST-23-11 Parking Plan Rev K.
11. ST-23-12 Rev E Street Scenes.
12. ST-23-13 Coloured Layout Rev K.
13. ST-22-14 Boundary Treatment Details.

14. ST-23-15 Surface Material Plan Rev K.
15. ST-23-19 EV Charging plan Rev C.
16. ST-23-20 M4(2) and M4(3) Plan Rev A.
17. ST-23-21 Layout with dimensions.
18. GLS_020_170_P2_1200 Illustrative Masterplan Rev H.
19. GLS_020_170_P2_1300 General Arrangement Rev K.
20. GLS_020_170_P2_1501 Planting Plans Rev G.
21. GLS_020_170_P2_1502 Planting Plans Rev G.
22. GLS_020_170_P2_1503 Planting Plans Rev G.
23. GLS_020_170_P2_1504 Planting Plans Rev G.
24. GLS_020_170_P2_1505 Planting Plans Rev G.
25. GLS_020_170_P2_1506 Planting Plans Rev G.
26. GLS_020_170_P2_1507 Planting Plans Rev G.
27. GLS_020_170_P2_1508 Planting Plans Rev G.
28. GLS_020_170_P2_1601 Hard Landscape Plans Rev G.
29. GLS_020_170_P2_1602 Hard Landscape Plans Rev G.
30. GLS_020_170_P2_1603 Hard Landscape Plans Rev G.
31. GLS_020_170_P2_1604 Hard Landscape Plans Rev G.
32. GLS_020_170_P2_1605 Hard Landscape Plans Rev G.
33. GLS_020_170_P2_1606 Hard Landscape Plans Rev G.
34. GLS_020_170_P2_1607 Hard Landscape Plans Rev G.
35. GLS_020_170_P2_1608 Hard Landscape Plans Rev G.
36. GLS_020_170_P2_1801 Landscape Specification Rev B.
37. GLS_020_170_P2_1801 Landscape Specification Rev B.
38. GLS_020_170_P2_1802 Landscape Management Plan Rev B.
39. GLS_020_170_P2_1802 Landscape Management Plan Rev B.
40. GLS_020_170_P2_1900 Open Space Rev H.
41. GLS_020_170_P2_2001 Play Area Proposals Rev I*.
42. GLS_020_170_P2_2002 Play Area Proposals Rev H.
43. DS_0707_15 INF 200 Rev C Phase 2 Proposed FFLs, External Levels and Road Contours.
44. DS_0707_15 INF 270 Phase 2 Highways & Cycleway Visibility & Dimensions Plan.
45. DS_0707_15 INF 281 Rev E Phase 2 Vehicle Tracking, Refuse Vehicle.
46. DS_0707_15 INF 282 Rev E Phase 2 Vehicle Tracking, Refuse Vehicle.
47. DS_0707_15 INF 284 Rev E Phase 2 Vehicle Tracking, Fire Appliance.
48. DS_0707_15 INF 285 Rev E Phase 2 Vehicle Tracking, Fire Appliance.
49. DS_0707_15 INF 287 Rev E Phase 2 Vehicle Tracking, Private Car.
50. DS_0707_15 INF 288 Rev E Phase 2 Vehicle Tracking, Private Car.
51. Cycle Storage Specification Sheet (received 27/04/26).
52. P10526 Land West of Lidsey Road - Biodiversity Enhancement Strategy (BES).
53. DB-SD11-201 Rev A Swift Box.
54. DB-SD11-204 Hedgehog Guidance.
55. ST-23-13 Rev F Plan showing Bird and Bat Boxes plus Hedgehog highways.
56. Marwood Elevations Page 2.
57. Marwood Floor Plans Page 3.
58. Martham Det Elevations Page 4.
59. Martham Det Floor Plans Page 5.
60. Dearne Det Elevations Page 6.
61. Dearne Det Floor Plans Page 7.
62. Cattawade Det Elevations Page 8.
63. Cattawade Det Floor Plans Page 9.
64. Lawson Elevations Page 10.
65. Lawson Ground Floor Plan Page 11.

66. Portamore End Elevations Page 12.
67. Portamore End Floor Plans Page 13.
68. Portamore Mid Elevations Page 14.
69. Portamore Mid Floor Plans Page 15.
70. Stanford Det Elevations Page 16.
71. Stanford Det Floor Plans Page 17.
72. Stanford End Elevations Page 18.
73. Stanford End Floor Plans Page 19.
74. Beckingham Elevations Page 20.
75. Beckingham Floor Plans Rev F.
76. Hamford Elevations Page 22.
77. Hamford Floor Plans Page 23.
78. Medmerry Elevations Page 24.
79. Medmerry Floor Plans Page 25.
80. Wychwood Elevations Page 26.
81. Wychwood Floor Plans Page 27.
82. Fairburn Elevations Page 28.
83. Fairburn Floor Plans Page 29.
84. Pensthorpe Elevations Page 30.
85. Pensthorpe Floor Plans Page 31.
86. Affordable House Type YB50 End Elevations Page 32.
87. Affordable House Type YB50 End Elevations Page 33.
88. Affordable House Type YB50 Mid Elevations Page 34.
89. Affordable House Type YB50 Mid Floor Plans Page 35.
90. Affordable House Type YB52 End Elevations Page 36.
91. Affordable House Type YB52 End Floor Plans Page 37.
92. Affordable House Type YH52 End Elevations Page 38.
93. Affordable House Type YH52 End Floor Plans Page 39.
94. Affordable House Type YB55 End Elevations Page 40.
95. Affordable House Type YB55 End Floor Plans Page 41.
96. Affordable House Type YB54 End Elevations Page 42.
97. Affordable House Type YB54 End Floor Plans Page 43.
98. Affordable House Type Heydon Elevations Page 44.
99. Affordable House Type Heydon Floor Plans Page 45.
100. Affordable House Type Falkirk Elevations Page 46.
101. Affordable House Type Falkirk Floor Plans Page 47.
102. Affordable House Type T58-59 Elevations Page 48.
103. Affordable House Type T58-59 Floor Plans Page 49.
104. Affordable House Type Holywell Elevations Page 50.
105. Affordable House Type Holywell Floor Plans Page 51.
106. Affordable House Type Primrose End Elevations Page 52.
107. Affordable House Type Primrose End Floor Plans Page 53.
108. Affordable House Type Primrose Mid Elevations Page 54.
109. Affordable House Type Primrose Mid Floor Plans Page 55.
110. Large Double Garage Elevations Page 56.
111. Large Double Garage Floor Plan Page 57.
112. Large Single Garage Elevations Page 58.
113. Large Single Garage Floor Plan Page 59.
114. Large Twin Garage Elevations Page 60.
115. Large Twin Garage Floor Plan Page 61.
116. Small Double Garage Elevations Page 62; and
117. Small Double Garage Floor Plan Page 63.

* However, this permission does not in any way approve the proposed LEAP play area details and a discharge of condition application will be required in accordance with condition 4 below.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, QE SP1 and T SP1.

- 2 Plots 107, 114-119, 122, 126, 133-134, 141-142, 150-160, 162, 164-165, 167-168, 170-173, 176-179, 181-191, 194-198, 201, 203, 207-208, 215-217, 220, 222, 226-230, 238-243, 245-247 and the ground floor maisonettes of numbers 104/105, 108/109, 131/132 and 174/175 shall all be built to the Optional M4(2) Accessible and Adaptable Building Regulations Standard and the following additional plots 193, 199, 205, 206, 209, 210 and the two ground floor flats in the three storey flatted building shall be built to the M4(3) (2)(a) Wheelchair User Adaptable dwelling standard.

Reason: To ensure that part of the development allows for residents to remain in their own homes over the course of their lifetime in accordance with Arun Local Plan Policies D DM1 and D DM2, section 4 of the Councils guidance Note "Accommodation for Older People and People with Disabilities Guidance" and Aldingbourne Neighbourhood Development Plan Policy H2.

- 3 Before any plant or machinery (not including cars, vans or hand tools) is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection drawing, reference 24114-4.

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 4 All activity at the site is to be carried out in strict accordance with the "Arboricultural Impact Appraisal and Method Statement" by Barrell Tree Consultancy (10/08/26, ref 24114-AIA4-PB), the accompanying "Tree Protection Plan" (Barrell Plan Ref: 24114-4) and Barrell's "Manual for Managing Trees on Development Sites".

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Arun Local Plan policies ENV DM4 and D DM1.

- 5 None of the dwellings shall be occupied unless and until full details of the proposed play provision for the proposed LEAP play area and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The play provision shall thereafter be implemented in accordance with the details as agreed through the discharge of condition (or any subsequent variation application) prior to occupation of the 77th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure that play provision is in place for residents and that a management regime is

established in accordance with Arun Local Plan policy OSR DM1.

- 6 No more than 76 dwellings of the dwellings hereby approved shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) for the proposed LAP play area south of plot 128 and the proposed NEAP/LEAP/LAP play areas in the south-western corner. The submission shall include details of any physical changes, if necessary, for approval in writing by the Local Planning Authority prior to occupation.

Reason: In the interests of amenity and safety in accordance with Arun Local Plan policies D DM1 and OSR DM1.

- 7 None of the flats in the Falkirk flatted building shall be first occupied unless and until full details of the proposed external cycle store has been submitted to and approved in writing by the Local Planning Authority. The spaces so approved shall then be implemented prior to occupation of this building and then retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 8 Prior to the occupation of the development hereby approved, full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) and GN08 2023. "Bats and Artificial Lighting at Night" but also:

1. Identify those areas/features on site that are particularly sensitive for bats or that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

2. Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white (The recommended Kelvin level is 2700) with a clear view, no UV a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: Column lighting has been proposed but this is inappropriate having regard to the dark skies policy and the type of lighting agreed on the nearby Wings Nursery and Lees Yard residential developments (and the objection to column lighting on the development approved by AL/143/24/RES). In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime, road safety and to minimise unnecessary light spillage outside the development site and within the local night sky in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 & ENV DM5 and Aldingbourne Neighbourhood Development Plan Policy EH10.

- 9 All proposed bathroom/en-suite/toilet windows shall be glazed at all times with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard. In addition, the first floor en-suite window within the eastern flank of plot 69 shall be non-openable below 1.7m above finished floor level. These arrangements shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of existing and future residential occupiers in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 10 The six secondary windows on the eastern flank wall of the Falkirk flatted building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and non-openable below 1.7m above finished floor level. These arrangements shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the existing residential dwellings to the east in accordance with Arun Local Plan policies D DM1 and QE SP1.

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

INFORMATIVE: The applicant should note that this layout has been approved without agreement by Drainage Engineers (who indeed raise several concerns with the viability of the layout based on the application of the National Standards for Sustainable Drainage Systems) to the scheme layout and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new Reserved Matters application (and potentially also a new outline or full application) will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non Material Amendment process.

INFORMATIVE: In the interests of crime prevention and deterrence, the development should incorporate security measures in accordance with the consultation advice of Sussex Police (dated 29/04/26) as available on the Council's website.

INFORMATIVE: All other conditions on the outline that require approval in writing will require separate applications to be submitted to discharge these conditions.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an

offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **30th September 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building

Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).