

Date: 8 July 2021
Your Ref: A/26/21/RES
Our Ref: 12491D

Ms Anita Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



6 New Bridge Street
London EC4V 6AB

Dear Anita,

**APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPLICATION REFERENCE A/26/21/RES)
AT LAND SOUTH WEST OF BROOK LANE AND SOUTH OF A259, RUSTINGTON**

We act on behalf of Store Property Investments Ltd ('Store Property' or 'the Applicant') and write in relation to reserved matters application A/26/21/RES at the above site for:

"Approval of reserved matters following outline consent for appearance, landscaping, layout and scale for the demolition of existing buildings on site and erection of a mixed use development comprising of 90 No. residential dwellings and a care home and ancillary facilities including railway crossing together with associated access, car parking and landscaping. This application also lies within the parishes of Rustington and Littlehampton".

Following our previous correspondence dated 26th May 2021, this letter has been prepared and submitted alongside updated plans which respond to comments received from yourself, West Sussex County Council Highways, West Sussex County Council Public Right of Way officer and Arun District Council Greenspace officer

The following plans are submitted alongside this cover letter:

- 3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P03 Proposed Site Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-011 Re P02 Proposed Site Levels
- 3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P02 Block Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P04 Housing Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-030 Rev P03 Tenure Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-040 Rev P03 Housing Types
- 3670-BRK-SRA-XX-XX-DR-A-04-025 Rev P03 Site Plan Floor Layouts
- 3670-BRK-SRA-XX-XX-DR-A-04-081 Rev P02 Existing Site Section CC & DD
- 3670-BRK-SRA-XX-XX-DR-A-04-083 Rev P02 Existing Site Section GG & HH
- 3670-BRK-SRA-XX-XX-DR-A-04-084 Rev P02 Existing Site Section JJ
- 3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P03 Ancillary Building
- 3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P03 Care Home Site Plan
- 3670-BRK-SRA-XX-XX-DR-A-04-150 Rev P04 Care Home Ground Floor

Partners

N M Fennell BSc MRICS
R J Greeves BSc (Hons) MRICS
A R Holden BSc (Hons) FRICS

G Bullock BA (Hons) BPI, MRTPI
A Vickery BSc MRICS IRRV (Hons)
G Denning B.Eng (Hons) MSc MRICS
B Murphy BA (Hons) MRUP, MRTPI

A Meech BSc MRICS
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- 3670-BRK-SRA-XX-XX-DR-A-04-160 Rev P04 Care Home South West Elevation
- 176_801_P3 Illustrative Masterplan
- 176-001_P3 Landscape Plan (Location Plan for Landscape Plans)
- 176-002_P3 Landscape Plan
- 176-003_P3 Landscape Plan
- 176-004_P3 Landscape Plan
- 176-005_P3 Landscape Plan
- 176-006_P3 Landscape Plan
- 176-007_P3 Landscape Plan
- 176-201_P3 Planting Plan
- 176-202_P3 Planting Plan
- 176-203_P3 Planting Plan
- 176-204_P3 Planting Plan
- 176-205_P3 Planting Plan
- 176-206_P3 Planting Plan
- 176-401_P3 Tree Pit Details in Soft Landscape
- 176-402_P3 Tree Pit Details in Hard Landscape
- 176-403_P3 Bow Top Railing with Matching Gate Detail
- 176-404_P3 Estate Railing Detail
- 176-405_P3 Timber Fencing Detail
- 176-406_P3 Tree Protective Fencing Detail
- 176-SCH-001_P3 Planting Schedule
- Technical Note prepared by Mayer Brown dated 16 June
- Design and Access Statement rev B prepared by SRA Architects

Additional comments have been received with regards to providing a drainage strategy within the reserved matters application. We wish to reiterate that drainage details for the proposals are controlled by way of condition 7 of the outline permission allowed at appeal under reference APP/C3810/W/17/3185128 (following the refusal of outline application A/44/17/OUT). The trigger for the drainage condition is prior to occupation, which will in due course be adhered to. It is not a requirement of the extant permission that these details are provided with or before the reserved matters.

The development has been designed in the knowledge that an appropriate surface water drainage scheme will be required. It is commonplace for detailed drainage schemes to follow the approval of reserved matters applications. The proposed layout is fully compliant with the parameters of the outline application and broadly similar to the indicative layout that formed the basis of the drainage strategy that was submitted with the application. On this basis it is clear that the detail of the drainage strategy can be reviewed and approved through the discharge of conditions process at the appropriate time.. In the meantime we'd be grateful to receive your confirmation this matter is closed out for reserved matters application A/26/21/RES.

Responses to Officer Comments

We have set out below your comment with regards to the layout of the proposed scheme alongside our response.

"I have taken the opportunity to discuss the layout with other officers and would appreciate further thought being given to the potential for the units to the north of the LAP open space plots 38-43 to front onto the area, rather than rear/side elevations. Would it possible to combine this LAP area with that to the east to allow some adjustment to plot orientation or to alter the position of some of the units to the west of these units?"

The layouts and orientations of residential dwelling Plots 38-43, situated to the south of the central LAP have been amended so the dwellings front onto the LAP to afford an element of natural surveillance. Please refer to the following plans submitted for further information:

- Proposed Site Plan (drawing no. 3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P03);
- Block Plan (drawing no. 3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P02); and
- Housing Plan (drawing no. 3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P04).

Responses to Consultee Comments

West Sussex County Council – Highways

We have set out the comments provided by the County Council Highway Officer alongside our response below each extract.

Visitor Parking

"Visitor parking is poorly spread though the development with two main concentrations at the east and west of the scheme and should be provided more evenly through the site."

The layout of the visitor parking provision has been amended to position 4 no. visitor car parking spaces between the two main concentrations at the east and west of the scheme so to contribute towards a more even distribution across the site.

We also understand Highways are seeking further details of how rights for cyclists would be achieved and provision considered in line with LTN 1/20. Please refer to an enclosed letter prepared by the applicants transport consultant Mayer Brown for further information.

West Sussex Country Council – Public Rights of Way (PRoW)

The public rights of way officer commented that the PRoW Footpath 2160 on the proposed plans does not follow the legal line as shown on the Definitive map. The design team has reviewed the Definitive map and have amended the layout to the northern boundary around PRoW Footpath 2160. This can be viewed in the below updated plans submitted alongside our letter:

- Proposed Site Plan (drawing no. 3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P03);
- Block Plan (drawing no. 3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P02);
- Illustrative Masterplan (drawing no. 176_801_P3);
- Landscape Plan (drawing no. 176-006_P3); and
- Planting Plan (drawing no. 176-205_P3).

Greenspace Officer

The design team has considered the consultation response provided by the LPA's Greenspace officer. In respect of comments received on the planting schedule and quantities of planting, the revised landscaping information submitted (drawing no. 176-SCH-001_P3) to confirm the actual plant quantities. Furthermore, the associated Planting Plans detail the proposed planting mix in the locations of soft landscaping proposed (drawing nos. 176-201_P3, 176-202_P3, 176-203_P3, 176-204_P3, 176-205_P3 and 176-206_P3).

In addition, comments were received on the layout of the garden areas associated with the care home and their appropriateness. For clarity, the development has been designed with the future residents, visitors and care home staff in mind. The scheme submitted shows that the garden is fenced off from the pond area, and there is a levels difference between these two parts of the site which we trust addresses concerns. It is considered that areas of seating and furniture within the garden would be provided by the care home operator.

The DAS (Rev B) has been updated so to ensure the planting shown in the DAS aligns with the revised Plant Schedule (drawing no. 176-SCH-001_P3). The location of the play features and the proposed play equipment can be found on pages 34 and 36 respectfully. The detailing of the proposed pay equipment (LEAP & LAP), including their layout and positioning, are set out in the revised proposed Landscape Plans (drawing nos. 176-002_P3, 176-003_P3, 176-004_P3, 176-005_P3, 176-006_P3 and 176-007_P3).

Your Greenspace colleagues queried the use of crushed/gravel pathways and that this material may cause access and maintenance issues. In response to this comment the areas previously proposed as Crushed/Gravel pathways within the Landscape Plan drawing no. 176-003_P3 have been updated to Asphalt to allow ease of access to the proposed main play area to the west of the application site. Pathways and cycle routes through the site shall be accessible all year round and comprised of either asphalt or high-quality concrete blocks and shall therefore not pose maintenance issues.

Lastly further details of the LEAP are shown on the plans submitted identifying the development will provide high quality play facilities for users. In addition, the balancing item proposed has been relocated away from the pathway and a hard wood bin is proposed on the eastern entrance of the LEAP (that most likely to be used by residents).

List of Updated Plan References

For ease of reference the below table has been produced to clearly identify the updated plan reference numbers.

DRAWING TITLE	ORIGINAL DRAWING NUMBER	UPDATED DRAWING NUMBER
Architectural Plans		
Site Location Plan	3670-BRK-SRA-XX-XX-DR-A-04-001 Rev P02	N/A
Existing Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-005 Rev P02	N/A
Proposed Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P02	3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P03
Proposed Site Levels	N/A	3670-BRK-SRA-XX-XX-DR-A-04-011 Re P02

Block Plan	3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P01	3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P02
Housing Plan	3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P02	3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P04
Tenure Plan	N/A	3670-BRK-SRA-XX-XX-DR-A-04-030 Rev P03
Housing Types	N/A	3670-BRK-SRA-XX-XX-DR-A-04-040 Rev P03
Site Plan Floor Layouts	3670-BRK-SRA-XX-XX-DR-A-04-025 Rev P02	3670-BRK-SRA-XX-XX-DR-A-04-025 Rev P03
Existing Site Section AA	3670-BRK-SRA-XX-XX-DR-A-04-060 Rev P01	N/A
Existing Site Section CC & DD	3670-BRK-SRA-XX-XX-DR-A-04-061 Rev P01	3670-BRK-SRA-XX-XX-DR-A-04-081 Rev P02
Existing Site Section EE	3670-BRK-SRA-XX-XX-DR-A-04-062 Rev P01	N/A
Existing Site Section GG & HH	3670-BRK-SRA-XX-XX-DR-A-04-063 Rev P01	3670-BRK-SRA-XX-XX-DR-A-04-083 Rev P02
Existing Site Section JJ	3670-BRK-SRA-XX-XX-DR-A-04-064 Rev P01	3670-BRK-SRA-XX-XX-DR-A-04-084 Rev P02
Site Section AA	3670-BRK-SRA-XX-XX-DR-A-04-080 Rev P01	N/A
Site Section CC & DD	3670-BRK-SRA-XX-XX-DR-A-04-081 Rev P01	N/A
Site Section EE	3670-BRK-SRA-XX-XX-DR-A-04-082 Rev P01	N/A
Site Section GG & HH	3670-BRK-SRA-XX-XX-DR-A-04-083 Rev P01	N/A
Site Section JJ	3670-BRK-SRA-XX-XX-DR-A-04-084 Rev P01	N/A
Ancillary Building	3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P02	3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P03
Care Home Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P02	3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P03
Care Home Ground Floor	3670-BRK-SRA-XX-XX-DR-A-04-150 Rev P03	3670-BRK-SRA-XX-XX-DR-A-04-150 Rev P04
Care Home First Floor	3670-BRK-SRA-XX-XX-DR-A-04-151 Rev P02	N/A
Care Home Second Floor	3670-BRK-SRA-XX-XX-DR-A-04-152 Rev P03	N/A
Care Home Roof Plan	3670-BRK-SRA-XX-XX-DR-A-04-153 Rev P03	N/A
Care Home South West Elevation	3670-BRK-SRA-XX-XX-DR-A-04-160 Rev P03	3670-BRK-SRA-XX-XX-DR-A-04-160 Rev P04
Care Home North West Elevation	3670-BRK-SRA-XX-XX-DR-A-04-161 Rev P03	N/A
Care Home North East Elevation	3670-BRK-SRA-XX-XX-DR-A-04-162 Rev P03	N/A
Care Home South East Elevation	3670-BRK-SRA-XX-XX-DR-A-04-163 Rev P03	N/A
Plots 1-2 Plans	3670-BRK-SRA-XX-XX-DR-A-04-200 Rev P02	N/A

-Plots 3-6 Plans	3670-BRK-SRA-XX-XX-DR-A-04-205 Rev P02	N/A
-Plots 3-6 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-206 Rev P02	N/A
-Plots 7-8 Plans	3670-BRK-SRA-XX-XX-DR-A-04-210 Rev P02	N/A
-Plots 9-12 Plans	3670-BRK-SRA-XX-XX-DR-A-04-215 Rev P02	N/A
-Plots 9-12 Roof Plan	3670-BRK-SRA-XX-XX-DR-A-04-216 Rev P02	N/A
-Plots 13-16 Plans	3670-BRK-SRA-XX-XX-DR-A-04-220 Rev P02	N/A
-Plots 13-16 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-221 Rev P02	N/A
-Plots 17-20 Plans	3670-BRK-SRA-XX-XX-DR-A-04-225 Rev P02	N/A
-Plots 17-20 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-226 Rev P02	N/A
-Plots 21 Plans	3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02	N/A
-Plots 22-23-24 Plans	3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02	N/A
-Plots 25 Plans	3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02	N/A
-Plots 26-32 Plans	3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02	N/A
-Plots 27-30 Plans	3670-BRK-SRA-XX-XX-DR-A-04-250 Rev P02	N/A
-Plots 27-30 Roof Plan	3670-BRK-SRA-XX-XX-DR-A-04-251 Rev P02	N/A
-Plots 31-68 Plans	3670-BRK-SRA-XX-XX-DR-A-04-255 Rev P02	N/A
-Plots 33-34 Plans	3670-BRK-SRA-XX-XX-DR-A-04-260 Rev P02	N/A
-Plots 35-36-37 Plans	3670-BRK-SRA-XX-XX-DR-A-04-265 Rev P02	N/A
-Plots 38-39 Plans	3670-BRK-SRA-XX-XX-DR-A-04-270 Rev P02	N/A
-Plots 40-43-60-61-77-78-87-88 Plans	3670-BRK-SRA-XX-XX-DR-A-04-275 Rev P02	N/A
-Plots 44-47 Plans	3670-BRK-SRA-XX-XX-DR-A-04-280 Rev P02	N/A
-Plots 48-51 Plans	3670-BRK-SRA-XX-XX-DR-A-04-285 Rev P02	N/A
-Plots 48-51 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-286 Rev P02	N/A
Plots 52-55-56-59 Plans	3670-BRK-SRA-XX-XX-DR-A-04-290 Rev P02	N/A
Plots 52-55-56-59 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-291 Rev P02	N/A
Plots 62-67-69-76 Plans	3670-BRK-SRA-XX-XX-DR-A-04-295 Rev P02	N/A

Plots 79-86 Plans	3670-BRK-SRA-XX-XX-DR-A-04-300 Rev P02	N/A
Plots 89 Plans	3670-BRK-SRA-XX-XX-DR-A-04-305 Rev P02	N/A
Plots 90 Plans	3670-BRK-SRA-XX-XX-DR-A-04-310 Rev P02	N/A
Plots 1-2 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-200 Rev P02	N/A
Plots 3-6 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-205 Rev P02	N/A
Plots 7-8 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-210 Rev P02	N/A
Plots 9-12 Elevations 1-2	3670-BRK-SRA-XX-XX-DR-A-05-215 Rev P02	N/A
Plots 9-12 Elevations 2-2	3670-BRK-SRA-XX-XX-DR-A-05-216 Rev P02	N/A
Plots 13-16 Elevations 1-2	3670-BRK-SRA-XX-XX-DR-A-05-220 Rev P02	N/A
Plots 13-16 Elevations 2-2	3670-BRK-SRA-XX-XX-DR-A-05-221 Rev P02	N/A
Plots 17-20 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-225 Rev P02	N/A
Plots 21 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-230 Rev P02	N/A
Plots 22-23-24 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-235 Rev P02	N/A
Plots 25 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-240 Rev P02	N/A
Plots 26 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-245 Rev P02	N/A
Plots 27-30 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-250 Rev P02	N/A
Plots 31-68 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-255 Rev P02	N/A
Plots 21 Plans	3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02	N/A
Plots 22-23-24 Plans	3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02	N/A
Plots 25 Plans	3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02	N/A
Plots 26-32 Plans	3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02	N/A
Plots 27-30 Plans	3670-BRK-SRA-XX-XX-DR-A-04-250 Rev P02	N/A
Plots 31-68 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-255 Rev P02	N/A
Plots 33-34 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-260 Rev P02	N/A
Plots 35-36-37 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-265 Rev P02	N/A
Plots 38-39 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-270 Rev P02	N/A

Plots 40-43-60-61-77-78-87-88 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-275 Rev P02	N/A
Plots 44-47 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-280 Rev P02	N/A
Plots 52-55-56-59 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-290 Rev P02	N/A
Plots 62-67-69-76 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-295 Rev P02	N/A
Plots 79-86 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-300 Rev P02	N/A
Plots 79-86 Gable Elevations	3670-BRK-SRA-XX-XX-DR-A-05-301 Rev P02	N/A
Plots 89 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-305 Rev P02	N/A
Plots 90 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-310 Rev P02	N/A
Landscaping Plans		
Illustrative Masterplan	176_801_P1	176_801_P3
Landscape Plan (Location Plan for Landscape Plans)	176-001_P1	176-001_P3
Landscape Plan	176-002_P1	176-002_P3
Landscape Plan	176-003_P1	176-003_P3
Landscape Plan	176-004_P1	176-004_P3
Landscape Plan	176-005_P1	176-005_P3
Landscape Plan	176-006_P1	176-006_P3
Landscape Plan	176-007_P1	176-007_P3
Planting Plan	176-201_P1	176-201_P3
Planting Plan	176-202_P1	176-202_P3
Planting Plan	176-203_P1	176-203_P3
Planting Plan	176-204_P1	176-204_P3
Planting Plan	176-205_P1	176-205_P3
Planting Plan	176-206_P1	176-206_P3
Tree Pit Details in Soft Landscape	176-401_P1	176-401_P3
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Bow Top Railing with Matching Gate Detail	176-403_P1	176-403_P3
Estate Railing Detail	176-404_P1	176-404_P3
Timber Fencing Detail	176-405_P1	176-405_P3
Tree Protective Fencing Detail	176-406_P1	176-406_P3
Crushed Gravel No-Dig Path Detail	176-407_P1	N/A
Planting Schedule	176-SCH-001_P1	176-SCH-001_P3

An updated Design and Access Statement has also been prepared and submitted (Rev B) in order to reflect the above changes to the proposal.

Summary

We trust the above provides a clear summary of the updated plans produced to address the aforementioned comments. Should you wish to discuss any matters further then please do not hesitate to contact me or my colleague Charlie Merry [REDACTED]



Yours sincerely,



Alex Cole Bsc (Hons) MSc MRTPI
Associate
DWD

