3. Planning Context
Relevant Planning History

Planning History

Planning permission was granted at appeal in April 2018 (LPA ref: A/44/17/OUT (Appeal ref: APP/C3810/W/17/3185128)) for the following development:

"Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising up to 90No. Residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington"

Following which, reserved matters related to access only, was approved on 4th October 2018 under planning application reference number A/83/18/RES, as set out below:

"Approval of reserved matters following outline approval A/44/17/OUT for access only for the demolition of existing buildings on site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington"

Consequently, matters related to appearance, landscaping, layout and scale have yet to be agreed and are the focus of this reserved matters application.

Outline consent:

The outline application contained an indicative masterplan (shown overleaf) was to illustrate the viability of the proposals.

The direct access from the A259 is enhanced and as a result, the site would be well connected to the urban area. The detailed design of the proposed access was subject to a separate Reserved Matters application (A/83/18/RES) which was granted consent on 04.10.18.

The scheme retains the existing PROW and associated landscaping, where possible, to preserve the character of, and biodiversity on, the site. The routing of the PROW serves a key role in defining the masterplan, providing access to the dwellings and car home, promoting sustainable travel methods and natural surveillance to the development.

The layout illustrates a mix of dwellings in accordance with the Local Authority's relevant planning policies for mix and affordable housing provision. The dwellings, including the apartment blocks, are two-storey and a mix of forms (terraced, semi-detached, detached) to provide a sense of identity and organic spatial relationships.

The layout sites all development within flood zone 1 as identified in the Flood Risk Assessment submitted with the outline application.

The principles for landscape design are to retain and enhance the existing vegetation where possible, giving the site an established feel from the outset.

The layout was based on sustainable design proposals as demonstrated by the orientation of the dwellings to provide a southern aspect and the retention of much of the existing established vegetation which provides important habitat and promotes well-being.

Based on the above points, the indicative site layout submitted with the outline has formed the basis of the proposals for this reserved matters application.

Text written by DWD LLP

3. Planning Context

Approved Outline Scheme

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Land west of Brook Lane and south of A259
(within the parishes of Brookfield & Angmering & Findon)
For Store Property Investments Ltd

INDICATIVE SITE LAYOUT

Scale 1/1000 @ A1 Jan 2017 Dwg 1709-05E

4. Proposals
Overview

The proposals have been developed in accordance with current guidance and in response to the feedback received as part of the outline consent and during the determination period.

Layout

The site has been organised with a simple hierarchical order. Development is set back from the main highway, providing separation that helps create a distinct identity for the site.

The care home acts as a gateway to the development, with it's massing serving to transition from the public areas into the more private housing development. The housing layout itself is largely defined by the retained PRoW that organically divides the site and provides a series of public space/landscaped nodes throughout the development. Dwellings generally face onto to this public route, encouraging a sense of community and promoting interaction.

The design has been also influenced by the existing hard boundary conditions, existing levels and the scale and massing of the adjacent residential areas.

Access

Access into the site is via a single access junction from the A259 (RMA consent A/83/18/RES) which forms a main street which splits into two. From these main streets are the secondary access roads, shared surface parking areas and landscaped amenity areas.

Scale

The development will include a range of dwelling types and tenures. The density has been proposed with consideration to the pattern and grain of the surrounding areas, and also the suburban context and its transition from townscape to rural landscape. The dwelling form and massing has been informed by surrounding developments.

Landscape

The site provides a number of ecologically rich environments and aspires to be a development set within significant green landscaping. The scheme features a wildlife corridor, wetland attenuation ponds, retained existing significant trees and hedgerows. The scheme proposes new trees and landscape planting to maintain and enhance biodiversity as well as the screening along the site boundaries. Dedicated public spaces (including a LEAP and 3No LAPs) provide a variety of external meeting environments.

Appearance

The materials used within the development will be complimentary to residential architecture in the area but are used consistency across the development to help form a neighbourhood identity. The palette will feature anthracite grey roof tiles, red brick, stained timber cladding with grey to frames for the windows and doors.

4. Layout - Masterplan Proposals
Design Strategy

The proposals aim to ensure that the development has a strong identity and neighbourhood feel with each plot featuring dedicated parking, cycle and bin stores, front and back gardens and access to shared landscaped areas.

On accessing the site via the improved junction at Brook Lane, the access road winds through a well-landscaped setting before arriving at the care home which acts as the entrance to the development.

The site is generally inward looking with house fronts facing streets and shared spaces and private space to the rear, this assists in providing a natural surveillance .

Existing and proposed landscape buffers help to define plot boundaries to the north and south with a mixture of soft and hard landscape treatments forming the linear plot divisions.

The road layout has been largely defined by the retained PRoW. The PRoW forms the basis for a series of nodal community spaces that provide a variety of environments for residents to use. Dedicated LEAP & LAP spaces are provided in accordance with the outline consent and benefit from enhanced areas of landscaping.

The layout steps across the site and creates different communal spaces. The orientation of houses varies and helps to define spaces and create a sense of place. In addition to this the varied distances between the houses add variety to the density across the site.

- Gateway Building
- Fronts
- Backs
- Noise from Trains
- Level Change
- Wildlife Corridor
- Pedestrian Right of Way

4. Layout- Masterplan
Housing Mix

The mix of house types across the site reflects the Local Policy requirements for a minimum 30% affordable housing. The unit sizes and types are distributed across the whole site. This meets the requirements of the outline consent and associated s106 documentation.

The overall density of the site is lower then some of the surrounding developments which gives opportunity to benefit from retaining and enhancing the existing landscaped areas, retaining and providing ecological areas and giving the overall site a sense of place defined by green space and new and established trees. This also promotes well-being for residents with a priority being given to external communal spaces.

Housing types are apportioned in accordance with the outline consent:

Affordable / Intermediate

1 Bed Flat	8 units
2 Bed Flat / 2 Bed House	8 / 4 units
3 Bed House	8 units

Private

1 Bed Flat / 1 Bed House	2 / 2 units
2 Bed Flat / 2 Bed House	21 units
3 Bed House	32 units
4 bed House	1 units

Apportionment

Affordable Housing	31% of development
Private Housing	69% of development

4. Layout - Masterplan
Accommodation Schedule

This accommodation schedule is based on the masterplan set out over the previous pages.

The heading "Beds" describes the number of bedrooms and occupancy level, for example 3B 5P is a three-bedroom, five-person dwelling.

GIA m² is the minimum gross internal area allowable under the Technical Housing Standards - Nationally Described Space Standards (Mar 2015, with May 2016 notes).

Plot	Type	Tenure	Format	Beds	Arrangement	GIA m²
01	INT.3H.1	Intermediate	Semi-detached house	3B 5P	2 storey	93.80
02	INT.3H.1	Intermediate	Semi-detached house	3B 5P	2 storey	93.80
03	INT.1F.1	Intermediate	Ground floor flat	1B 2P	GF single storey	52.03
04	INT.2F.1	Intermediate	Ground floor flat	2B 4P	GF single storey	73.36
05	INT.1F.1	Intermediate	First floor flat	1B 2P	FF single storey	52.03
06	INT.2F.1	Intermediate	First floor flat	2B 4P	FF single storey	73.36
07	AFF.3H.1	Affordable	Semi-detached house	3B 5P	2 storey	93.80
08	AFF.3H.1	Affordable	Semi-detached house	3B 5P	2 storey	93.80
09	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
10	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
11	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
12	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
13	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
14	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
15	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
16	AFF.2H.1	Affordable	Semi-detached house	2B 4P	2 storey	79.68
17	AFF.1F.1	Affordable	Ground floor flat	1B 2P	GF single storey	52.03
18	AFF.2F.1	Affordable	Ground floor flat	2B 4P	GF single storey	73.36
19	AFF.1F.1	Affordable	First floor flat	1B 2P	FF single storey	52.03
20	AFF.2F.1	Affordable	First floor flat	2B 4P	FF single storey	73.36
21	P.3H.1	Private	Detached house	3B 5P	2 storey, wide front	105.20
22	P.3H.5	Private	Detached house	3B 5P	2 storey	95.13
23	P.3H.5	Private	Detached house	3B 5P	2 storey	95.13
24	P.3H.5	Private	Detached house	3B 5P	2 storey	95.13
25	P.3H.2	Private	Detached house	3B 5P	2 storey, wide front	105.20
26	P.3H.3	Private	Detached house	3B 5P	2 storey, wide front	106.66
27	P.2H.1	Private	End-terraced house	2B 4P	2 storey	87.00

28	P.2H.1	Private	Mid-terraced house	2B 4P	2 storey	87.00
29	P.2H.1	Private	Mid-terraced house	2B 4P	2 storey	87.00
30	P.2H.1	Private	End-terraced house	2B 4P	2 storey	87.00
31	P.3H.4	Private	Detached house	3B 5P	2 storey, wide front	105.20
32	P.3H.3	Private	Detached house	3B 5P	2 storey, wide front	106.66
33	P.3H.6	Private	Semi-detached house	3B 5P	2 storey, corner front	93.57
34	P.3H.6	Private	Semi-detached house	3B 5P	2 storey, corner front	93.57
35	P.2H.1	Private	End-terraced house	2B 4P	2 storey	87.00
36	P.2H.1	Private	Mid-terraced house	2B 4P	2 storey	87.00
37	P.2H.1	Private	End-terraced house	2B 4P	2 storey	87.00
38	P.3H.7	Private	Semi-detached house	3B 5P	2 storey	92.62
39	P.3H.7	Private	Semi-detached house	3B 5P	2 storey	92.62
40	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
41	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
42	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
43	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
44	P.2F.1	Private	Ground floor flat	2B 4P	GF single storey	54.87
45	P.2F.1	Private	Ground floor flat	2B 4P	GF single storey	54.87
46	P.2F.2	Private	First floor flat	2B 4P	FF single storey	54.87
47	P.2F.2	Private	First floor flat	2B 4P	FF single storey	54.87
48	P.2F.3	Private	Ground floor flat	2B 4P	GF single storey	73.36
49	P.1F.1	Private	Ground floor flat	1B 2P	GF single storey	52.03
50	P.2F.3	Private	First floor flat	2B 4P	FF single storey	73.36
51	P.1F.1	Private	First floor flat	1B 2P	FF single storey	52.03
52	AFF.1F.1	Affordable	Ground floor flat	1B 2P	GF single storey	52.03
53	AFF.2F.1	Affordable	Ground floor flat	2B 4P	GF single storey	73.36
54	AFF.1F.1	Affordable	First floor flat	1B 2P	FF single storey	52.03
55	AFF.2F.1	Affordable	First floor flat	2B 4P	FF single storey	73.36
56	AFF.1F.1	Affordable	Ground floor flat	1B 2P	GF single storey	52.03
57	AFF.2F.1	Affordable	Ground floor flat	2B 4P	GF single storey	73.36
58	AFF.1F.1	Affordable	First floor flat	1B 2P	FF single storey	52.03
59	AFF.2F.1	Affordable	First floor flat	2B 4P	FF single storey	73.36

4. Layout - Masterplan
Accommodation Schedule

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60	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
61	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
62	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
63	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
64	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
65	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
66	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
67	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
68	P.3H.4	Private	Detached house	3B 5P	2 storey, wide front	105.20
69	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
70	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
71	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
72	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
73	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
74	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
75	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
76	P.3H.8	Private	Semi-detached house	3B 5P	2 storey	92.62
77	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
78	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
79	P.3H.9	Private	End-terraced house	3B 5P	2 storey	97.43
80	P.2H.2	Private	Mid-terraced house	2B 4P	2 storey	84.87
81	P.2H.2	Private	Mid-terraced house	2B 4P	2 storey	84.87
82	P.3H.9	Private	End-terraced house	3B 5P	2 storey	97.43
83	P.3H.9	Private	End-terraced house	3B 5P	2 storey	97.43
84	P.2H.2	Private	Mid-terraced house	2B 4P	2 storey	84.87
85	P.2H.2	Private	Mid-terraced house	2B 4P	2 storey	84.87
86	P.3H.9	Private	End-terraced house	3B 5P	2 storey	97.43
87	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00
88	P.2H.1	Private	Semi-detached house	2B 4P	2 storey	87.00

89	P.3H.10	Private	Detached house	3B 5P	2 storey, wide front	106.66
90	P.4H.1	Private	Detached house	4B 6P	2 storey, wide front	122.54

Tenure Summary				
Accommodation	Private	Affordable	Intermediate	Totals
1 Bed Flat	2	6	2	10
2 Bed Flat	6	6	2	14
2 Bed House	20	8	0	28
3 Bed House	33	2	2	37
4 Bed House	1	0	0	1
Totals	62	22	6	90 dwellings

Tenure Summary with Overall % Calculation				
Accommodation	Private	Affordable	Intermediate	Totals
1 Bed Flat	2	6	2	10 (11.1%)
2 Bed Flat	6	6	2	14 (15.6%)
2 Bed House	20	8	0	28 (31.1%)
3 Bed House	33	2	2	37 (41.1%)
4 Bed House	1	0	0	1 (1.1%)
Totals	62 dwellings (68.9%)	22 dwellings (24.4%)	6 dwellings (6.7%)	90 dwellings (100%)

Affordable & Intermediate Tenure % Calculation		
Accommodation	Affordable	Intermediate
1 Bed Flat	6 (27.3%)	2 (33.3%)
2 Bed Flat	6 (27.3%)	2 (33.3%)
2 Bed House	8 (36.4%)	0
3 Bed House	2 (9.0%)	2 (33.3%)
4 Bed House	0	0
Totals	22 dwellings (100%)	6 dwellings (100%)

4. Layout - Housing
Plot Types

Private Housing

The predominant plot layout type across the site are detached or semi detached houses with private gardens.

Each plot also provides dedicated on-plot parking, this features either in spaces to the front of the house or to the side.

Fronts of houses are facing onto the street which provides natural surveillance.

Pedestrian access is provided around the property to the rear private gardens, bin stores and cycle stores.

The orientation of the houses varies across the site and allows for a significant number of properties to benefit from south facing gardens where possible.

Intermediate Housing

The intermediate houses are located adjacent to the affordable housing and also to the south opposite the care home.

They feature semi detached properties with dedicated parking and private back gardens. They also have planted beds to the frontage. This provides a defensible space transition barrier between the public footpath and the ownership threshold.

Fronts of houses are facing onto the street which provides natural surveillance.

Pedestrian access is provided around the property to the rear private gardens, bin stores and cycle stores.

Affordable Housing

The affordable houses are located to the north boundary of the site adjacent to the care home. Typically they feature semi detached properties with dedicated parking and private back gardens.

Fronts of houses are facing onto the street which provides natural surveillance.

Pedestrian access is provided around the property to the rear private gardens, bin stores and cycle stores.

Flats

Each block of flats is located within a green landscaped area with a single main entrance from the street. Multiple shared public green spaces are located within the neighbourhood.

Parking is provided in an adjacent parking courtyards.

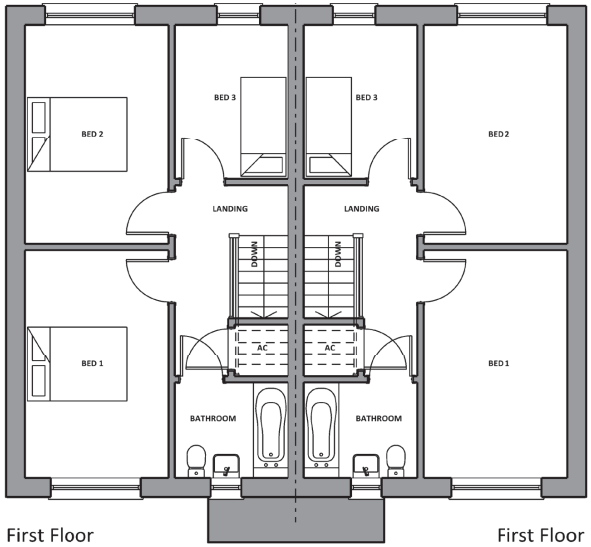
Bin storage is dedicated external fenced area adjacent to building.

Cycle storage for each flat is provided within the external fenced area adjacent to the building.

4. Layout - Housing

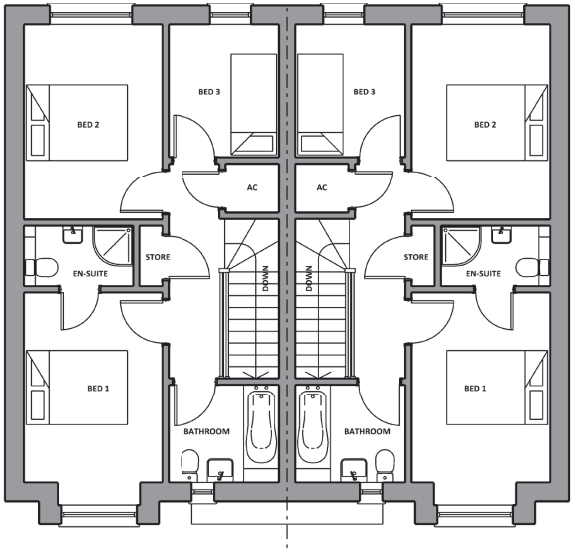
Typical House Types- 3 Bed House

The following pages illustrate four typical layouts for the affordable flats and houses



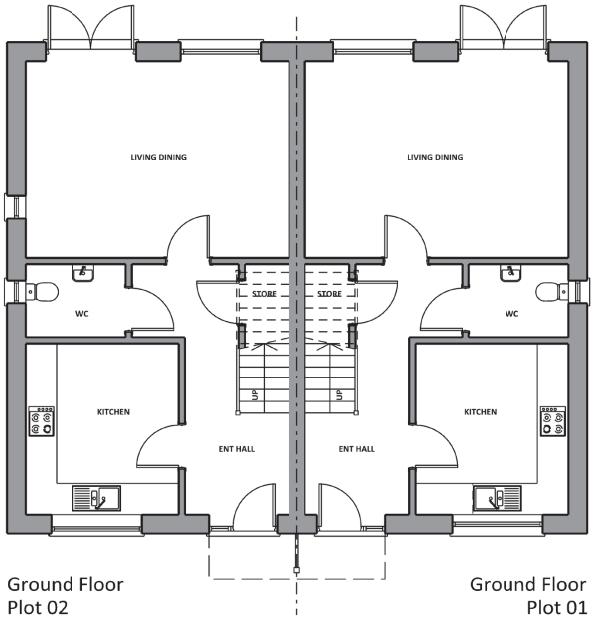
First Floor
Plot 02

First Floor
Plot 01



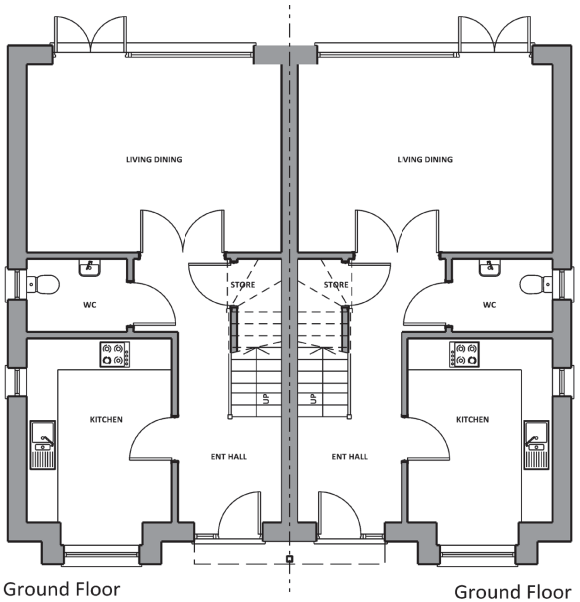
First Floor
Plot 38
FF GIA: 47.31sqm

First Floor
Plot 39
FF GIA: 47.31sqm



Ground Floor
Plot 02
3 Bed 5 Person
GF GIA: 46.15sqm
Total GIA: 93.80sqm
Intermediate

Ground Floor
Plot 01
3 Bed 5 Person
GF GIA: 46.15sqm
Total GIA: 93.80sqm
Intermediate



Ground Floor
Plot 38
3 Bed 5 Person
GF GIA: 45.31sqm
Total GIA: 92.62sqm
Private

Ground Floor
Plot 39
3 Bed 5 Person
GF GIA: 45.31sqm
Total GIA: 92.62sqm
Private

4. Layout - Housing

House Types- 2 Bed Flat

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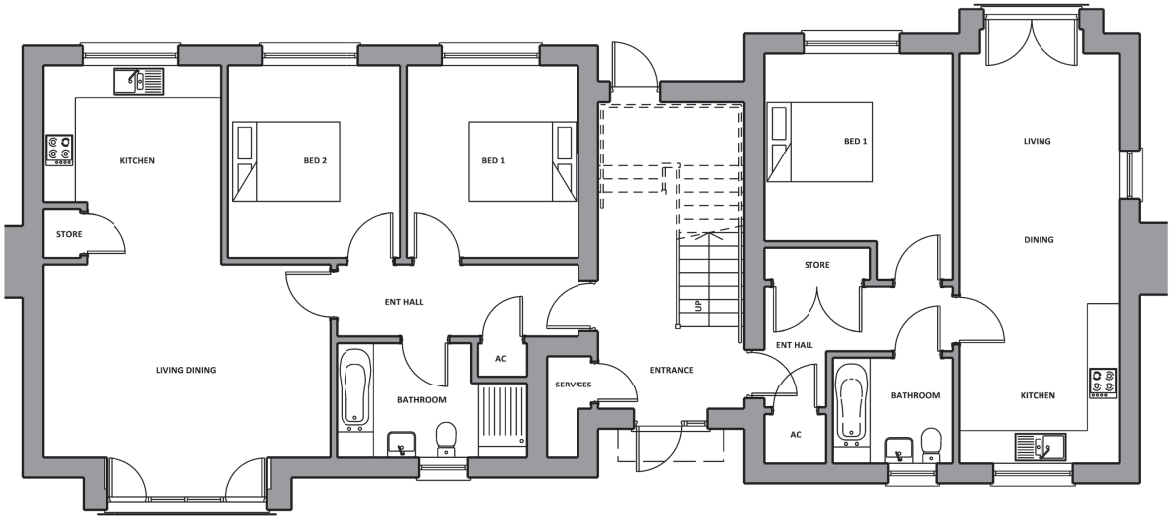
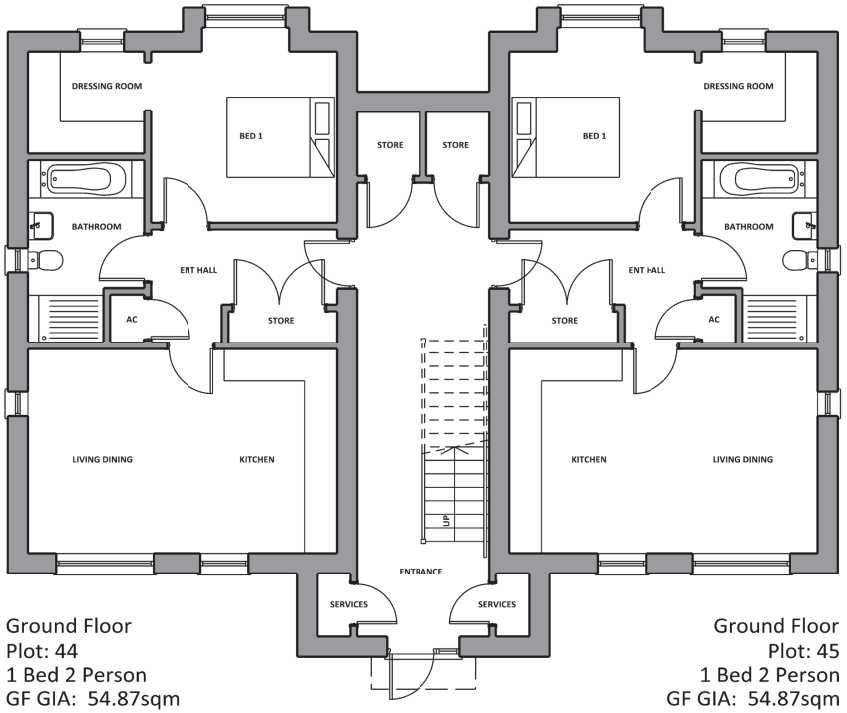


Ground Floor
Plot: 4
2 Bed 4 Person
GF GIA: 73.36sqm
Intermediate

Ground Floor
Plot: 3
1 Bed 2 Person
GF GIA: 52.03sqm
Intermediate



Ground Floor
Plot: 44
1 Bed 2 Person
GF GIA: 54.87sqm
Private

Ground Floor
Plot: 45
1 Bed 2 Person
GF GIA: 54.87sqm
Private

4. Layout- Care Home
Site Strategy

The Care home is located adjacent to the site entrance and is set within a large landscaped area. It's inherent massing makes it suitable to act as a key identifying building when entering the neighbourhood.

The orientation of the home allows for most of the residents bedrooms to have views of green space, either the natural landscapes to the north, or the wetland gardens to the east.

An external terrace is located along the east elevation to allow for external seating with views of the gardens. Paths are provided to allow for access into a secure garden area, keeping residents safe on the site, away from the water, but also offering freedom to enjoy the external space and exercise.

The care home entrance faces south and addresses the main car park. The routes and sight lines are clear to help orientate visitors on arrival. Footways are connected into the wider network promoting sustainable travel to the home for visitors and staff.

Visitor and staff car parking is provided to the south west, while a designated delivery area is provided to the east, this separation of functions allows for the car park to remain. Both are easily accessible without bringing traffic into the rest of the residential development.

Level Change

Views

Pedestrian Right of Way

Terrace

4. Layout- Care Home
Layout

The care home has three key types of accommodation

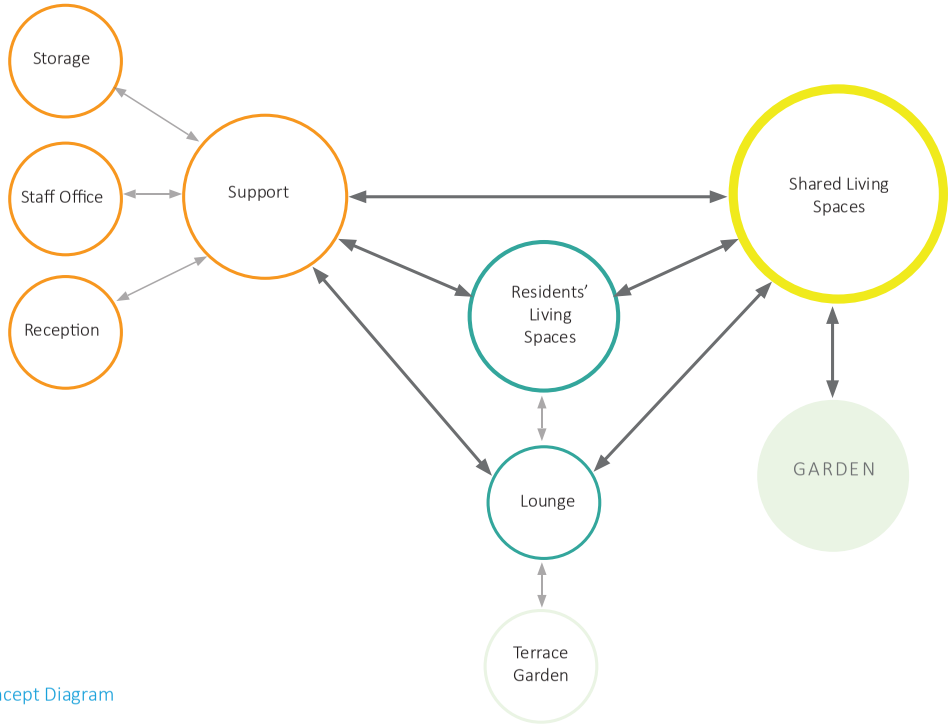
- Residential clusters.
- Resident shared spaces.
- Support accommodation.

The building has two wings, over three levels, with a main central living or activity space on each floor. Each wing also has additional lounge and recreation space for residents. Support accommodation is primarily on the ground floor however stores, sluices and nurses stations are distributed around the home as required.

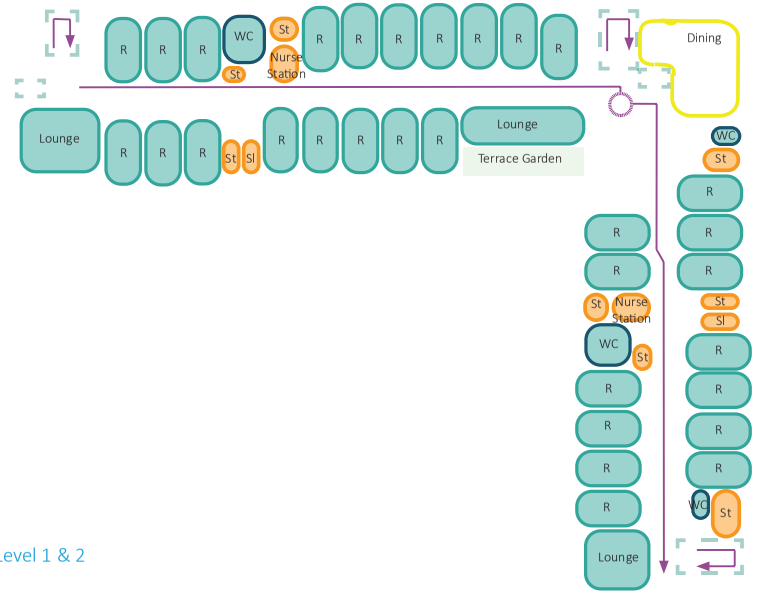
Each wing provides a cluster of rooms which are all self-supporting with dining, lounge, bathroom as well as the en suites in the bedrooms. There are six clusters in total, of varying sizes, allowing for flexibility in accommodation.

The layout provides the service area, including staff facilities, at the west end of the ground floor in close proximity to the servicing access.

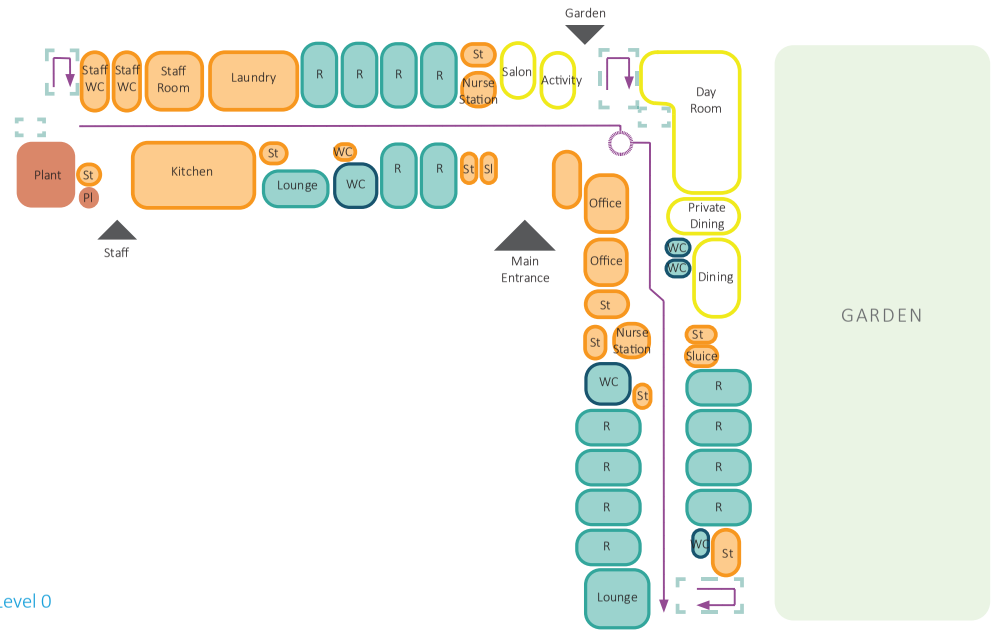
The kitchen is located close to a lift that will take food to each floor to allow residents to eat within their clusters.



Concept Diagram



Level 1 & 2



Level 0

4. Layout- Care Home

Ground Floor Plan - Care Home

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Staff access & operational functions located adjacent to the delivery bay.

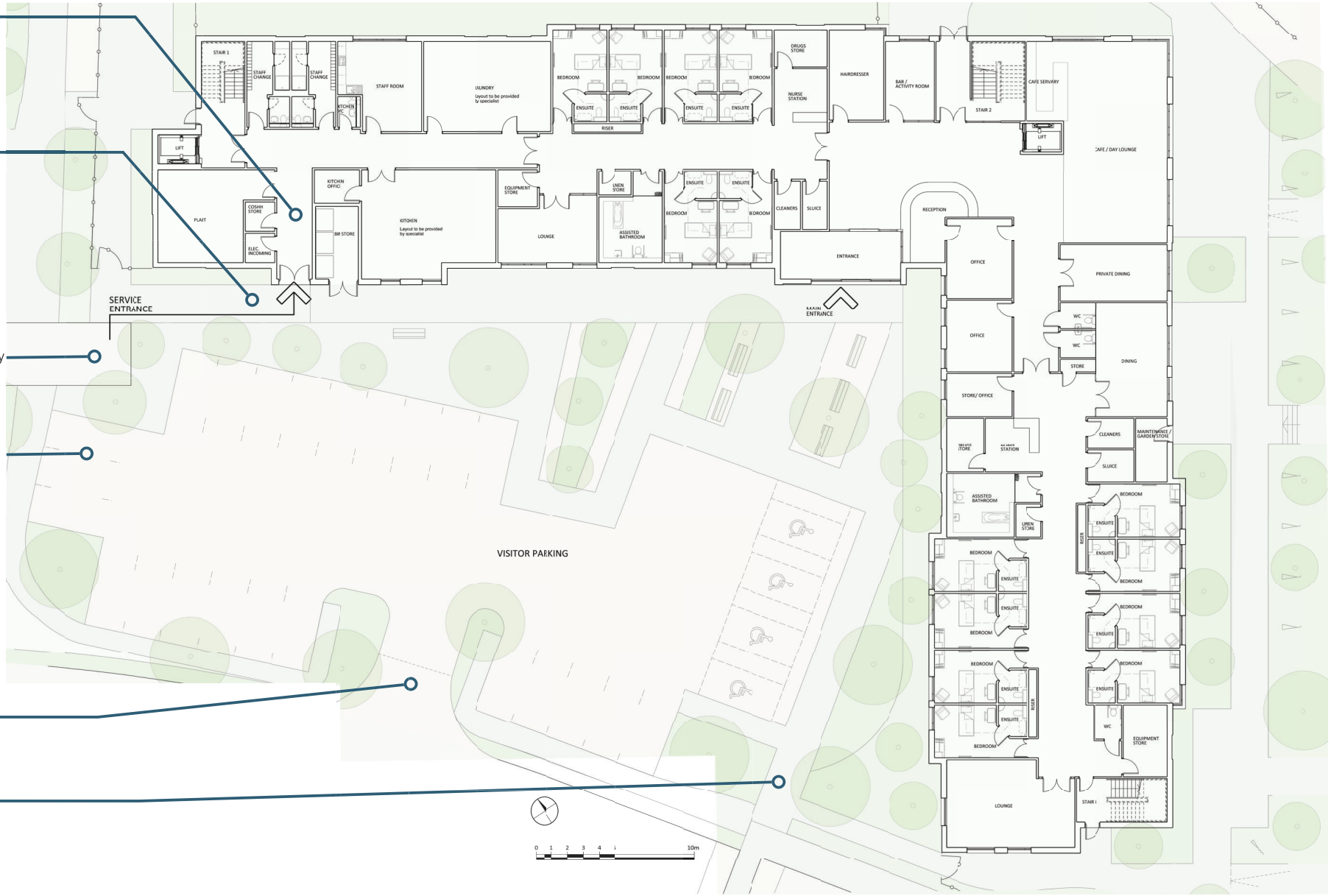
Footways aid circulation and keep pedestrians and vehicles separated.

Dedicated delivery/servicing bay

Parking set within landscaping

Vehicular access

Footways connect into wider PRoW network



4. Layout- Care Home

First & Second Floor Plans - Care Home

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Most residential rooms look across external landscaping

Community rooms are located at the end of each wing in addition to shared spaces located centrally in the plan.

External balcony over entrance area

Rooms looking east have a view over the large landscaped gardens.

5. Access
Vehicle Access

Access Arrangements

Vehicular access to the development site will be via left in/left out junction onto the A259 from Brook Lane. A roundabout junction will be provided on Brook Lane (illustrated on drawing SPRUST(BROOKLANE).1/10D), which has been approved through a reserved matters application (planning application reference A/83/18/RES) and will provide access to both this development and the proposed mixed-use development to the east of Brook Lane.

Pedestrian/cycle access will be provided via the continuation of the existing shared footway/cycleway adjacent the A259 at the Manor Retail Park. The development proposal also includes the provision of a new pedestrian and cycle bridge over the railway, which will provide a safer facility for pedestrians than the existing informal at grade crossing which forms part of Public Right of Way 2159.

Delivery and Servicing Arrangements

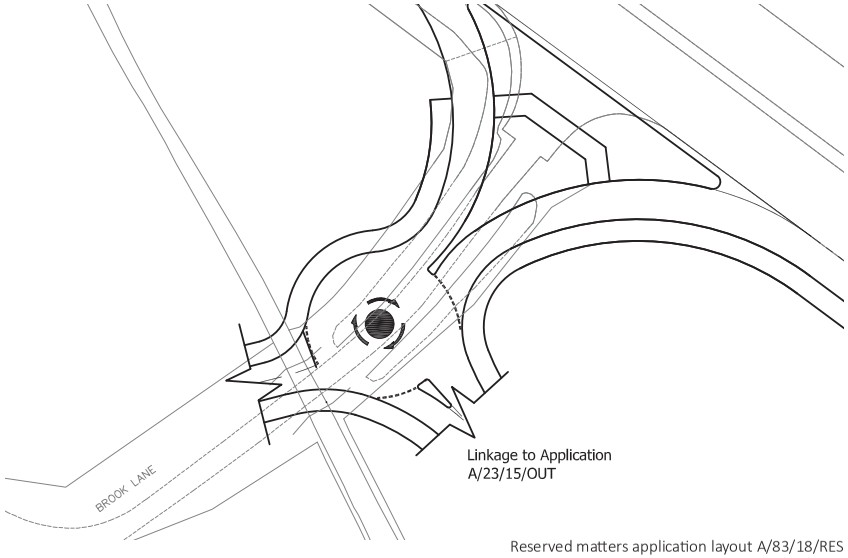
The development site benefits from 5m road widths throughout, providing sufficient width for delivery vehicle or refuse collection vehicle to safely pass a car. Turning heads are provided for refuse vehicles to turn within the development site, and bin stores are provided where appropriate.

Parking

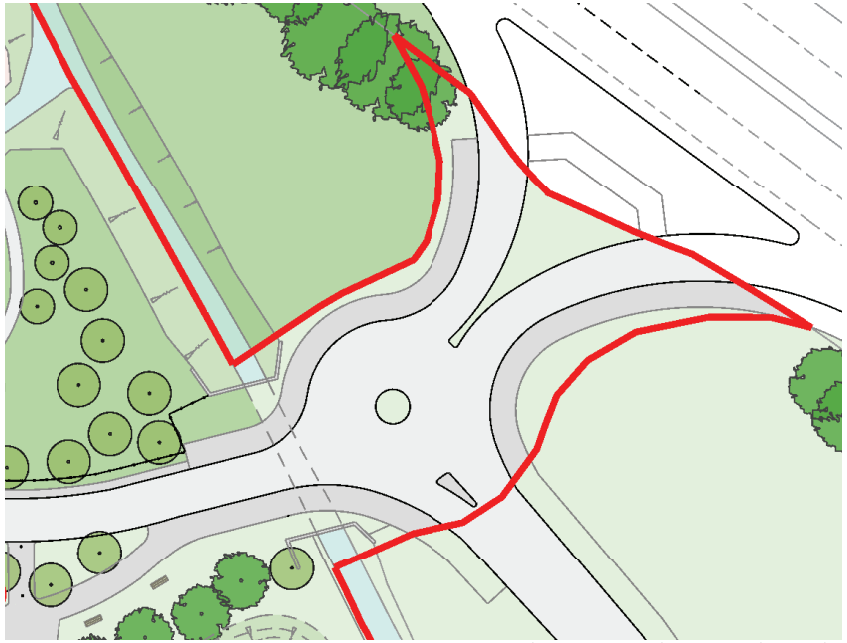
Car and cycle parking for the development site is provided in accordance with Table 2.3 and Table 3.1 of the Arun District Council Parking Standards Supplementary Planning Document (dated January 2020).

Electric Vehicle Charging points will be provided accordance with Table 2.2 of the Arun District Council Parking Standards.

Text provided by Mayer Brown



Reserved matters application layout A/83/18/RES



RMA layout incorporated into proposed masterplan