

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/114/15/RES

LOCATION: Land North of Toddington Lane
east of southern section of proposed By pass
and west of Parcels B3 and B5 Littlehampton

PROPOSAL: Approval of reserved matters following outline permission LU/47/11 for layout, appearance and landscaping of access road.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The reserved matters application relates to the design of a section of the internal access road shown on the masterplan approved as part of the outline planning permission, which is located to the north of Toddington Lane, east of the proposed Southern Lyminster Bypass and west of Parcels B3 and B5.

Reserved matters approval is sought for access, appearance and layout. Landscaping remains reserved.

Parcels B3 and B5 of the site are to be developed by Bovis Homes Ltd and they have bought this scheme forward under LU/117/15/RES elsewhere on this agenda. This application will provide vehicular access to the parcel boundaries.

In addition to serving Parcels B3 and B5, the proposed access road will also serve the non residential parcels to the west. It will also provide an access link between Toddington Lane and the proposed bypass, as well as to Parcels B2 and B4 and the Local Centre to the north.

The north-south road is a 30mph road and a minimum carriageway width of 6.1 metres. A 2.7 metre un-segregated shared footway / cycleway facility is provided on both sides with a 2m verge. Materials to the primary section comprise macadam surfacing to the road and footway / cycleways. Block paving is proposed full width to the eastern footway-cycleway on approach to the local centre.

The east-west section of the proposed access road is indicated as a 'Secondary Route' with a design speed of 20mph. A minimum carriageway width of 5.5 metres is provided with 2-metre footways provided both sides. Traffic calming is provided in the form of raised 'table-top' features at the junction locations. A block-paving finish and rumble strips for the ramps assist in demarcating these features from the standard carriageway. Tabletops will be constructed in block-paving with granite sett rumble strips for the ramps.

SITE AREA

TOPOGRAPHY

Predominantly flat.

SITE CHARACTERISTICS

The application site is situated in the northern part of the settlement of Littlehampton, on the north side of Toddington Lane.

The site will form part of the wider North Littlehampton mixed use development approved as part of the Outline planning permission that, once completed, will include a local centre as well as other community facilities, services and infrastructure. It will be connected to the town centre and seafront by the southern section of the Lyminster Bypass which will be delivered in due course as part of the wider site development.

CHARACTER OF LOCALITY

The North Littlehampton site is 85 hectares overall. The area mainly comprises of glasshouses, warehouses access roads and other development. The overall site is aligned by the South Coast Mainline railway to the south, open fields and the village of Lyminster lies to the north, the northern part of the residential area of Wick lies to the west and open country and Rustington bypass and golf club to the east.

RELEVANT SITE HISTORY

LU/47/11/

Outline application with some matters reserved for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling

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masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Littlehampton Town Council - Object. Without the inclusion of more substantial traffic control measures, the safety of pedestrians would be severely compromised by increased volume of construction traffic on Mill Lane and Toddington Lane.

Comments on Representations received:

Details of construction traffic have been considered through the construction management plan required as part of the planning conditions attached to LU/47/11.

CONSULTATIONS

WSCC Strategic Planning
Parks and Landscapes
Planning and Housing Strategy
Environmental Health
Engineering Services Manager
Engineers (Fluvial Flooding)
Southern Water Planning
Environment Agency
Highways England

Consultations responses received:

Environmental Health - No Comment

Environment Agency - No objection

Highways England - No objection

WSCC (Highways) - 1st Comments

- A stage 1 safety audit is required to include the right turn lane
- Formal design check of right turn lane required
- Applicant to explain bellmouth radius
- Provide visibility splays
- Footway should be extended on eastern side
- Block paved cycle routes not acceptable

WSCC (Highways) - 2nd comments

- Safety audit brief acceptable
- Raised table heights meet WSCC guidance

WSCC (Highways) - 3rd comments

- Taking advice on whether additional elements of the safety audit can be picked up through the s278 process.
- Additional element needs to be added to the proposed deed of variation to include western side of the junction of the north-south link road where it joins Toddington Lane. Other bellmouth issues resolved.
- Visibility splays now shown and acceptable. However, cycle/pedestrian visibility is still not shown correctly.

Engineers - Surface water should prioritise infiltration where possible.

Comments on Consultation responses:

In terms of the information requested by WSCC (Highways), only minor matters that will not affect the overall scheme layout significantly remain to be resolved and these details should be able to be agreed prior to the meeting or delegated authority will be sought.

POLICY CONTEXT

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: GEN15
GEN23
GEN7

Publication Version of the Local
Plan (October 2014):

Cycling and Walking
The Water Environment
The Form of New Development
D DM1 Aspects of Form and Design
Quality
SD SP1 Sustainable Development
T SP1 Transport and Development

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Submission Version of the Local Plan October 2014 be used in the determination of this planning application.

Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The Examination into the Local Plan has been suspended by the planning Inspector to consider future housing need for the District and the Council is undertaking further work on the Objectively Assessed Housing Need.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The principle of the proposed development has been accepted through the grant of outline planning permission LU/47/11. This application included a fairly detailed design and access

statement showing how the whole development site might be brought forward.

The developers added a further detail to the original framework design and access statement by preparing a Development Framework Document (DFD) in 2014-2015. This document (or the principles within it) has been presented to the North Littlehampton Steering Group, has been publically consulted upon and have been presented to Arun District Council. This document provides a framework for the whole of the development area and will be used in the determination of all subsequent reserved matters submissions.

The Framework Document defines the 'main avenue' that runs north-south as a street with a 6m width, a 2 - 3m pedestrian/cycle route and buildings set back 2 - 4m from the edge of the highway. This will accommodate the bus route eventually and a tree lined boulevard appearance is suggested in the western part of the masterplan.

The Development Framework Document sets out the Proposed Street Hierarchy across the whole site. The north-south access road to Parcels B3/B5 is identified as part of the 'Main Avenue' through the site and the east-west access road is identified as a 'SUDS Street'.

The plans as originally submitted, showed a north-south access road with a carriageway width of 7.3 metres with a separate 3.0 metre wide shared cycle / foot way on both sides of the road. On the east side of the road (Parcels B3/B5), Bovis' proposed site layout included dwellings fronting the footpath. On the west side of the road is Parcel B1, where a Care Home and Enterprise Zone are to be located.

Officers considered that the design of this road failed to provide a suitable 'main avenue' in accordance with the DFD document. Lengthy negotiations have taken place with the applicant in order to secure a high quality public realm that results in a 'main avenue' design. It was considered that it was essential to get suitable tree planting as well as generous proportions to the footways and verges.

The proposals now include a carriageway of 6.1m. Either side of this is a 2m grass verge that will accommodate street trees and a 2.7m footway / cycleway. This design and the proportions of the highway have been agreed in discussion with your officers and WSCC. However, it is important to note that further technical work in respect of safety audits needs to be undertaken on this design before WSCC can fully agree to the proposals. Should it not be agreed prior to the meeting, then delegated authority will be sought to grant the permission following confirmation from WSCC that the details are acceptable.

The submitted plans also confirm that the east-west access road will have a carriageway width of 5.5 metres with a 2.0 metre wide footpath on both sides of the road. The east-west access road for Parcels B3/B5 will be a SUDS street that is more urban in character - it is therefore proposed to be a more engineered SUDS solution, rather than the more landscaped SUDS options.

The extent of footway has been extended on the eastern side of the north-south route onto Toddington Lane. This will include a crossing point on the northern side of Toddington Lane to link with an approved crossing point on the southern side.

It is considered that the proposed road layout now accords with the principles of the DFD for this more 'urban' area of the site and will provide a street design of suitable quality for the

development.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal neutral impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

SECTION 106 DETAILS

N/A

RECOMMENDATION

APPROVE CONDITIONALLY

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

Site Location Plan - Drawing No. SK06 Revision P5;
General Arrangement Sheet 1 - Drawing No. CV8140927/600-1 P8;
General Arrangement Sheet 2 - Drawing No. CV8140927/600-2 P6
Construction Plan Sheet 1 - Drawing No. CV8140927/601 Rev P6;
Construction Plan Sheet 2 - Drawing No. CV8140927/601-2 P6;
Swept Path Analysis 11.3 metres Refuse Vehicle - Drawing No. SP03 Rev P2
CV140927/611 Revision P2 - B3/B5 Access Road Construction Plan
CV140927/612 Revision P1 - B3/B5 Access Road Drainage Plan
SK2.1[B] - Landscape Strategy
Block Plan CV8140927/SK07 P5
Typical Raised Table Arrangement TR8140927/SK10
A/PHLITTLE.2/IDR-GA Rev G

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.