

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Oliver Woolf [REDACTED]
Sent: 15 July 2021 10:29
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED] May, Dylan [REDACTED] Whitaker, Lydia [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Anita,

I hope you are well today. Further to my email of 09 July 2021, please find attached a letter that responds to and details the matters raised in the application to date.

I have made all of the documents available on the Savills file sharing platform and have invited you for access. If there is anyone else who requires access, please let me know.

Following review of this information and discussion with consultees, it would be fantastic if we could catch up through a short meeting. Would you have availability next week?

On the S106 we provided a draft with the application. Do you know if Paulette has this? In any case if she is in touch with Towers & Hamlin's she should be able to obtain the draft.

It would also be very helpful to understand your position on the Private Sector Housing comments.

Please let me know if you have any comments or questions at this time.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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From: Oliver Woolf

Sent: 09 July 2021 15:33

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

Hi Anita,

My client has also asked as to whether there has been any progress with S106 on your solicitor's side?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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From: Oliver Woolf

Sent: 09 July 2021 15:27

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

Hi Anita,

I hope you have had a good week. I wanted to provide you with a quick update on what we are doing behind the scenes on the application in response to consultee comments and from our meeting last month.

We have discussed the Private Sector Housing comments that have been uploaded onto the website, which we feel are more related to the Building Regulations stage of development. Do you agree? We can provide specific detail on how the apartment block has been designed in accordance with Building Regulations on fire safety, ventilation, windows & balconies if you feel this has any relevance at this planning stage?

There have been further internal discussions on drainage in response to Paul Cann's comments and a subsequent email from 24 June. Our drainage consultant is working up a strategy/methodology that we hope to agree with Paul. We will share this with you and would appreciate any assistance in arranging a short meeting with Paul to discuss.

Our noise consultant has tried to contact the EHO to discuss their comments, but has been unable to speak to them or had a response via email. We have asked our noise consultant to provide a written response that we will provide to you, which we hope will clarify the matters raised.

We have been in dialogue with Littlehampton Town Council and have responded in writing to their representation. We will also be providing them with a couple of additional aerial views which they will consider at their next Planning & Transportation Committee meeting on 19 July. We will make these available to you too.

We have amended the landscape drawings slightly following the comments from the Greenspace officer, which we will submit to you shortly. We have also prepared some justification on the provision.

I hope to submit a letter to you shortly to cover all matters and set out the amended plans etc.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

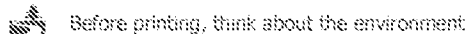
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 01 July 2021 14:21

To: Oliver Woolf

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Dear Oliver,

It will be necessary for the noise report to be amended in line with the EH comments prior to a decision being reached.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 01 July 2021 11:05
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED] May, Dylan (SKAUKPLC) [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Anita,

Thank you for the email and the EHO comments within. We will look closely at these and consider the matters raised.

I note the EHO has suggested a number of conditions in their comments. In order for us to consider our approach in respect of the matters raised, if we were in a position where permission could potentially be recommend, would you seek to attach pre-commencement conditions or would it be necessary to provide information to address matters before your recommendation?

Thank you for the further drainage feedback. There have been some further drainage only discussions internally the findings of which will be presented tomorrow. We will do our best to secure a short meeting with Paul to discuss following that, but it would be greatly appreciated if you could let him know of our desire to meet as well.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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o:button="t">

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 01 July 2021 09:56

To: Oliver Woolf

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Dear Oliver,

Paul Cann has advised that he is undertaking some investigations into the adjacent Fitzalan Road extension scheme and their associated infiltration drainage scheme and has now obtained some information from WSCC which supports infiltration in this area. He will be presenting his findings/requirements to your engineer as soon as he can but it is very likely further investigations will be required next winter.

The environmental health officer's comments are awaiting scanning and are attached.

Regards

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 01 July 2021 09:43
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED] May, Dylan (SKAUKPLC) [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Anita,

I hope you are well this week. I've kept an eye on the application webpage, but cannot see a comment from the EHO. Have they responded to you since we last exchanged emails?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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www.savills.co.uk/ href="http://www.savills.co.uk/" target="" style='position:absolute;margin-left:0;margin-top:0;width:39.75pt;index:251670528;visibility:visible;mso-wrap-style:square;mso-width-percent:0;mso-height-percent:0;mso-wrap-distance-left:0;mso-wrap-distance-right:0;mso-wrap-distance-bottom:0;mso-position-horizontal:left;mso-position-horizontal-relative:text;mso-position-vertical-relative:line;mso-width-percent:0;mso-height-percent:0;mso-width-relative:page;mso-height-relative:page' o:allowa href="https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.savills.co.uk%2f&c=E,1,uowFNrZrvY5weQBUSLVW9HQB3xSf7oVExeLmacrpl6aCBGVcp0JElmv5Ilf4pfMhpDfFE4rPn-mSb2H-tr6kJ9mwTmU-Q&typo=1" target="" style="position: absolute; top: 0; width: 39.75pt; height: 39.75pt; z-index: 251658240; mso-wrap-distance-left: 0; mso-wrap-distance-top: 0; mso-wrap-distance-bottom: 0; mso-position-horizontal: left; mso-position-horizontal-relative: text; mso-position-vertical-relative: line" o:all

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From: Oliver Woolf
Sent: 24 June 2021 09:41

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

Hi Anita,

Thank you, that sounds promising on the EH front. Any contact with Paul to see whether a short call could be had would be greatly appreciated.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 23 June 2021 19:32

To: Oliver Woolf [REDACTED]

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hopefully environmental health will be responding by Tuesday next week. I don't have a timeframe for Paul Cann.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 23 June 2021 18:52
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Thank you Anita, that's great.

Have you been able to make any progress with Paul Cann or the EH team since we met last week?

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 June 2021 18:12
To: Oliver Woolf [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Oliver,

Thanks. I will forward the details on to our Solicitor.

Regards

Anita

Anita Gardner

Principal Planning Officer,
Directorate of Place

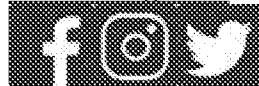


T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]

Sent: 21 June 2021 15:15

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Bryony Stala [REDACTED] Whitaker, Lydia (SKAUKPLC) [REDACTED]

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Anita,

Further to our meeting, please also see the details for the solicitor with regard to the draft S106 that accompanied the application. It would be greatly appreciated if you could pass these on to the council's solicitor.

Thank you,

Oliver

Sophie Emerson-McIntree

[REDACTED]

Trowers & Hamlins LLP

[REDACTED]

Oliver Woolf MRTPI

Senior Planner

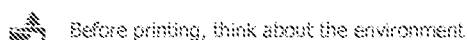
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relative:text;mso-position-vertical-relative:line" o:allowoverlap="f" o:button="t">



From: Oliver Woolf

Sent: 21 June 2021 13:18

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Bryony Stala [REDACTED] Whitaker, Lydia (SKAUKPLC) [REDACTED]

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

Hi Anita,

I hope you had an enjoyable weekend. Thank you again for meeting with myself, Bryony and Lydia on Thursday. The meeting was really helpful for us to understand your position on the application to date and to draw up an action list.

We have prepared the attached minutes of the meeting and would very much appreciate if you could review and confirm. Please let me know if you have any comments.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 09 June 2021 09:31
To: Oliver Woolf [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Oliver,

That is unusual. I thought the purpose of the meeting was to talk through the consultation responses, any outstanding details and likely timescales? Or are you expecting other matters to be included? Generally I would expect you would then liaise with your client and clarify any issues subsequently.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 08 June 2021 17:03
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Anita,

Thank you for coming back to me. My client would like to attend, please let me try to clear with them before we put anything in the diary.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 08 June 2021 15:01

To: Oliver Woolf [REDACTED]

Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Oliver,

I can make next Thursday 17th. Shall we say 2.30pm?

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 08 June 2021 14:23
To: Oliver Woolf [REDACTED]
Subject: FW: LU/116/21/PL - Land South of Littlehampton Academy

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear Oliver,
Please see the additional response below from the Greenspace Officer outlining the additional information/clarification required.
I trust this is of assistance.
Regards
Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 08 June 2021 14:12
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: LU/116/21/PL - Land South of Littlehampton Academy

Hi Anita

In reply to the response to Oliver Woolf, following my consultation I highlight in red
I trust this info will be of use.

Kind regards

Sue

Response to Planning Application

From: Arun District Council Greenspace

Date: 27 May 2021

Application ref: LU/116/21/PL

Description: Erection of 112 No. residential units with access from Fitzalan Road, open space, hard and soft landscaping works,

internal roads/footways, car and cycle parking, substation, bin store and associated engineering and infrastructure works.

This site is in CIL Zone 4 & is CIL Liable as new dwellings.

Location: Land South Of The Littlehampton Academy Fitzalan Road Littlehampton BN17 6ED

Determining Authority: Arun DC

Summary recommendation: Recommend that it would appear that POS requirements do not meet our SPD guidelines considering the

proposed onsite play provision, which will take up a large proportion of the central POS area as proposed.

Quantum of POS to meet our SPD requirements to be confirmed.

Landscape scheme detail to be submitted and approved.

Comments

Relevant landscape designations

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

South Downs National Park to the north

Response

This is a development previously approved with 106 obligations under application LU/55/15/OUT

The site is clear and presently grassed open space with some trees mostly to the periphery and offsite. This site is not a strategic allocation in the local plan, but is a housing site allocation in the LH Neighbourhood Plan as Land south of Littlehampton Academy for delivery of up to 70 dwellings (and site just below is a Local Green Space).

This would be a CIL liable development, public open space will be required onsite and to contribute to achieving a significant green space along the Link road. This development will be accessed from the new Fitzalan Link road to the west.

The detail under LU/55/15/OUT (68 dwellings) included a Public open space area centrally located within the development. The proposals under this application LU/116/21/PL show a central POS area which appears to now contain children's play, plus an area of private open space to the apartment block which now houses SuDS provision. The density of dwellings now proposed 112no units will need to demonstrate that the POS minimum standards are being met with these dwelling numbers, excluding and SuDS areas which should not form part of the POS calculations. It should be noted that 9240sqm of onsite POS is required in addition to offsite financial contributions for playing pitches/3G pools/ halls and ancillary facilities as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

It has previously been recommended for play that a preference for offsite provision with a financial contribution for offsite provision made. It would be advised that play would be better situated as an offsite contribution and as agreed in the previous 106 application rather than located on this site. In addition, the total quantum required for POS and play on site for 112 dwellings would be 9240sqm (including 1356sqm of play space) which from the layout shown would appear to not be achievable. On these grounds alone recommendation would be that the POS being provided for this development is insufficient to accommodate play as well as general Public Open Space.

LAP provision in the form of natural unequipped play spaces, would also be required within the proposals, but not presently shown.

The POS being shown with this application would appear insufficient for a development of this many dwellings, clarification to be sought re quantum being provided.

The previously drafted 106 agreement recognised the requirement for children's play and 106 monies were agreed for offsite improvements to Rosemead Park play area immediately to the south which is a Parish owned facility.

Active design principles should be explored and as there is an increase in dwellings from this site the incorporation of active leisure features including outdoor gym and fitness equipment could be (with agreement with the Parish) provided and incorporated into the adjacent POS areas.

SuDS provision appears to have been incorporated to the apartment block area, the full implication of these including future management and maintenance must be considered, also the proximity to these residential dwellings. The recommendation that these are subject to RoSPA or similar organisation inspection should be noted. Detail to be provided as to whether these are likely to be wet or dry areas; this has implications where situated near to residents and play areas. Where they are to remain wet for long periods their safety must be assessed regarding the proximity to residential areas. Any such SUDS features should be designed as beneficial wildlife, amenity and landscape features and incorporated as part of an open space or landscaping scheme for the development.

Pedestrian and cycle routes within the development will need to provide purposeful links for connectivity beyond the development site. Pedestrian and cycle links to Fitzalan Road, Elm Grove Road and the POS to the south of the site need to be ensured.

Impact

The potential impact on this setting and location would require that Landscaping be provided as mitigation towards screening and softening of the development also to provide some buffer to this site from the link road to the west.

Existing established native trees and hedges provide important ecological value, create buffer zones, mammal commuter belts and screening opportunities. All existing trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

A clear indication of the proposed future management of the open space must be set out. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of play and public realm areas.

Mitigation/requirements

As some existing green boundary is evident in places, this will require further boundary planting treatment to enhance and improve. A detailed, comprehensive and robust landscaping scheme will be required within the development and POS areas to increase biodiversity of which Net Gain requirements will need to be demonstrated.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A 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.

A full and detailed landscape scheme will be required to be submitted for approval, detailing quantities, species choice, position, 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.

Recommendation/Conclusion

Recommend that it would appear that POS requirements do not meet our SPD guidelines considering the proposed onsite play provision, which will take up a large proportion of the central POS area as proposed. Quantum of POS to meet our SPD requirements to be confirmed.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 04 June 2021 15:43
To: Sue Howell <Sue.Howell@arun.gov.uk>
Subject: FW: LU/116/21/PL - Land South of Littlehampton Academy

Hi Sue,

I have received the response below from the agent for the application. Can you let me know what changes they will need to make to ensure the proposal is compliant with SPD requirements?

Thanks

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 04 June 2021 15:37
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littleh

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Hi Anita,

Thank you for the response and the detail with regard to the consultees. I have updated our comment sheet to show the consultees where comments are still awaited.

Can you confirm which comments within the landscape response specifically need addressing? BoKlok provides multifunctional greenspace within areas of POS and there are areas for incidental play within the development. If it is a matter of providing a quantum we can address quickly.

It would be really useful to discuss possible dates for a meeting. We are having an internal review on 11 June and it would be very helpful if we had some further direction to inform the application by that date, as the client is pushing hard on the application from our end. Please be aware that we were instructed to contact Neil Crowther this morning, as we had not yet received any response on the application.

I look forward to continuing to work closely with you over the course of the application. Please let myself and my colleague Bryony know if there is anything we can provide or assist with.

Thank you.

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 04 June 2021 13:46
To: Oliver Woolf [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Oliver,

Consultation responses are still awaited from Engineers, Environment Agency, Environmental Health, Arun's Strategic Projects and Development Officer, Sport England and the Tree Officer.

The comments of the landscape officer attached will need addressing.

July would be the earliest Committee, but August is probably more likely. It will depend on receipt of the outstanding consultation responses and progress of the legal agreement.

I would prefer to wait another couple of weeks prior to having a conversation so that more of the consultation responses are received and I have the opportunity to consider them and any potential amendments to the scheme first.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Oliver Woolf [REDACTED]
Sent: 03 June 2021 17:19
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: LU/116/21/PL - Land South of Littlehampton Academy

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Hi Anita,

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From: Oliver Woolf

Sent: 05 May 2021 17:16

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Bryony Stala [REDACTED]

Subject: LU/116/21/PL - Land South of Littlehampton Academy

Dear Anita,

I hope you are well. We note that comments have been coming in on the above application since it was registered a couple of weeks ago. We are noting the issues raised and will respond at an appropriate time, but if you have any thoughts on any of the comments made, please do let us know and we can respond with urgency.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, 2 Charlotte Place , Southampton SO14 0TB

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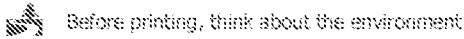
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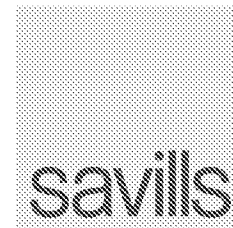
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SNPL 463580

15 July 2021



Anita Gardner
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Rd
Littlehampton
West Sussex
BN17 5LF

2 Charlotte Place
Southampton SO14 0TB

savills.com

Dear Anita

APPLICATION REFERENCE LU/116/21/PL

Following our meeting held Thursday 17 June 2021, please find the following information to address matters raised in respect of:

- Affordable Housing
- Public Open Space
- Drainage
- Noise
- Littlehampton Town Council
- Material benefits of the proposed development and the planning balance

Please also see the following table that sets out the amended plans and additional information submitted with this letter.

Drawing/Document	Drawing Number and Revision to be Superseded	Amended Drawing Number and Revision
Illustrative Site Plan	LTH-ECE-XX-XX-DR-A-SL-5012 P09	LTH-ECE-XX-XX-DR-A-SL-5012 P11
Affordable Housing Plan	LTH-ECE-XX-XX-DR-A-XX-5016 P04	LTH-ECE-XX-XX-DR-A-XX-5016 P05
Landscape Masterplan	LTH-NTA-XX-00-DR-L-0501 P03	LTH-NTA-XX-00-DR-L-0501 P04
Landscape GA Hardworks, 1 of 2	LTH-NTA-XX-00-DR-L-0502 P03	LTH-NTA-XX-00-DR-L-0502 P04
Landscape GA Hardworks, 2 of 2	LTH-NTA-XX-00-DR-L-0503 P03	LTH-NTA-XX-00-DR-L-0503 P04
Softworks Location Plan	LTH-NTA-XX-00-DR-L-0504 P03	LTH-NTA-XX-00-DR-L-0504 P04
Landscape GA Softworks, 1 of 2	LTH-NTA-XX-00-DR-L-0505 P03	LTH-NTA-XX-00-DR-L-0505 P04
Landscape GA Softworks, 2 of 2	LTH-NTA-XX-00-DR-L-0506 P03	LTH-NTA-XX-00-DR-L-0506 P04
Letter from VIVID	-	-
Proposed Drainage Strategy	-	-
Noise Response	-	-

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ARUN DISTRICT COUNCIL LU/116/21/PL



Drawing/Document	Drawing Number and Revision to be Superseded	Amended Drawing Number and Revision
Email to Littlehampton Town Council	-	-
Aerial Views submitted to Littlehampton Town Council	-	-

Affordable Housing

We have had regard to the ADC Housing Strategy comments uploaded to the application webpage on 30 April 2021 and met with the Housing Strategy Manager on 11 June 2021.

BoKlok is working in close partnership with VIVID Housing Ltd (hereafter referred to as 'VIVID') as the Registered Provider (RP) on the proposed development to deliver affordable dwellings that would provide benefits for future occupants of the site. The provision of 34 affordable dwellings on a previously developed site close to the centre of Littlehampton would significantly assist with addressing the identified need for affordable dwellings in Arun in a sustainable location. This proposed scheme would deliver significantly more affordable dwellings than allowed by the previous planning permission on the site under application LU/55/15/OUT, the Section 106 (S106) for which only secured 14 of the 68 dwellings proposed (20%) as affordable dwellings.

The proposed development would provide 34 affordable dwellings (30% of the 112 total dwellings) to meet the 30% affordable provision required by Policy AH SP2. As discussed in the meeting with the Housing Strategy Manager, the open market homes would be provided on BoKlok's 'Left-To-Live' model, which takes into account the average salary of a full-time worker, their living expenses and their mortgage borrowing capacity. This would allow for more affordable market homes that would enable people easier access to owning their own home.

Following the issue of comments from and a meeting with Arun District Council's (ADC) Housing Strategy Manager, BoKlok and have considered the comments carefully and an adjustment to the affordable tenure mix has been proposed. The tenure of the two affordable houses that are shown on the submitted Affordable Housing Plan as being for shared ownership have been adjusted to be for affordable rent. Please see the amended Affordable Housing Plan to demonstrate this modification. This ensures that the proposed development would be compliant with Policy AH SP2 in respect of affordable tenure mix.

All dwellings within the proposed apartment block would be affordable. Although this does not meet the desired cluster arrangements suggested by ADC's Housing Strategy Manager, it reflects the needs of VIVID. By having the affordable apartments in a single block, VIVID is able to take on the freehold of the apartment block, with associated estate management benefits. This would enable VIVID to minimise costs and manage the dwellings more effectively, thereby reducing the service charging to the benefit of future occupants. VIVID has provided a letter of support for this arrangement that sets out their preference for acquiring and managing the affordable housing provision as proposed, which is attached to this submission.

Furthermore, from an urban design perspective it would not be possible to deliver this level of affordable housing if the proposed apartment block is split into smaller blocks. The scheme layout is already very tight and there would not be enough space to accommodate multiple smaller blocks without losing units. As a result, it would not be possible to adjust the dispersion of affordable dwellings through the scheme.

ADC's evidence base¹ identifies that *"the majority of demand for affordable housing is for 1 and 2 bed properties... Over the last 4 years, the profile of need for different types of properties has shifted towards a need for smaller homes arising from single persons and smaller families."* The mix of the proposed apartment

¹ Paragraph 6.5 of Updated Housing Needs Evidence (GL Hearn, September 2016)

block comprises 23 one-bedroom apartments and nine two-bedroom apartments to address this identified need that is demonstrated in Figure 10 of the evidence base document² and the feedback received at the pre-application stage where there was no objection to the mix proposed.

The meeting with ADC's Housing Strategy Manager set out a need for more two bedroom dwellings. However, the nature of the modular product means that the proposed apartment block cannot be modified to include more two-bedroom apartments; the two-bedroom apartments have a larger floor area that cannot fit on the footprint of the proposed apartment block. There is very limited space on the site to increase the size of the apartment block to accommodate this request. It would ultimately result in the loss of units, which would impact on the viability of the scheme and BoKlok's ability to deliver the project. As a result the proposed apartment block is fixed in terms of the mix of dwellings within.

Public Open Space

We have had regard to the ADC Greenspace comments dated 27 May 2021 and our landscape consultant spoke with the officer on 15 June 2021.

As submitted, the proposed development would provide approximately 2,212 m² of Public Open Space (POS) against the requirement of 9,240 m² as set out within the comments from the Leisure and Landscape Officer and informed by the ADC Open Space SPD (January 2020). The calculation of POS required by the SPD relates to a population determined by the proposed number of dwellings multiplied by an occupancy rate of 2.2. The inflexible nature of the calculation does not take account of the size of the site, its context, the quality of the open space provided or other areas of POS nearby.

The proposed development is located on a previously developed site close the centre of Littlehampton. The site is surrounded on three sides by relatively dense built development or roads. In this context the pattern of surrounding development does not lend itself to a low density scheme, with a large amount of POS provided on site. The site is also located adjacent and would connect to the existing POS facility of Rosemead Park, which includes both informal open space and a formal play area. The close proximity of Rosemead Park would enable future occupants and the existing community to make use of the space and facilities in each area of POS.

The proposed landscaping strategy has been developed to maximise the range of facilities on the site to encourage use of the POS instead of it simply being undeveloped space with no other purpose. The Central Green would feature the Community Hub, where areas for informal play, a chill zone and a grow zone would be located to provide a valuable amenity resource for future residents. The Western Courtyard to the east of the flat block would supplement the Central Green by providing communal amenity space for the flats. Furthermore, the linear park over the easement of the underground utilities on the south of the site would be a multifunctional space providing a green link through the site, a landscaped buffer between the site and Rosemead Park and an area for incidental open space and play.

Based on feedback and further discussion with the Leisure and Landscape Officer, the POS provision has been modified to remove formal play from within the Central Green, as shown on the amended drawings. This modification has increased the amount of POS on the site to approximately 2,445 m². Whilst this figure is below the figure required by the SPD, BoKlok is willing to provide contributions toward offsite play and POS via S106 to ensure that facilities are upgraded in line with the ADC Greenspace comments.

Drainage

We have had regard to the email comments from the ADC Drainage Engineer dated 24 June 2021 that supplement the original consultation response dated 03 June 2021. Our drainage consultant has proposed an updated strategy (attached to this submission) that we hope to agree with the Drainage Engineer. We would appreciate your assistance with arranging a 30 minute call between our drainage consultant and Paul Cann to

² Figure 10 of Updated Housing Needs Evidence (GL Hearn, September 2016)

discuss the methodology that underpins the submitted drainage information that supports the application and the updated strategy.

Noise

We have had regard to the comments from the Environmental Health Officer (EHO) dated 29 June 2021. This letter is supported by a response from our acoustic consultant to the matters raised by the EHO that will form the basis of an agenda for a call to be held between two on the morning of Friday 16 July 2021. We hope that this meeting allows for technical discussion of the matters raised and agreement that the proposed development would provide a high standard of amenity in respect of noise from the adjacent land uses.

Littlehampton Town Council

We have had regard to the comments from the Town Council and have submitted a written response and an additional aerial perspective of the scheme for the Town Council to consider in their next Planning and Transportation Committee meeting to be held 19 July 2021. We hope that these suitably address the matters raised in their comments to allow them to remove their objection to the proposed development.

Benefits of the scheme and the planning balance

The proposed development would create a sustainable new community close to Littlehampton town centre using an innovative product that would create a sense of place through a material palette that is unique to the development and Littlehampton. The delivery of 112 homes, of which 30% would be affordable, would make efficient use of land and would deliver a significant contribution towards meeting the District's identified housing affordable needs and overall housing need on a previously developed site. This would assist with addressing the lack of housing supply and persistent underdelivery of housing in the district. Additionally, the affordability of the proposed market dwellings would enable people easier access to owning their own home. It is considered that great weight should be given to the material benefits of the proposed development.

Yours sincerely

A black rectangular box used to redact the signature of Oliver Woolf.

Oliver Woolf
Savills Planning