



APPLICATION FOR RESERVE MATTERS

FOR 126 DWELLINGS

AT TODDINGTON LANE, LITTLEHAMPTON, WEST SUSSEX

PLANNING STATEMENT

Persimmon Homes Thames Valley

March 2017

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1.0 Introduction

- 1.1 This planning statement has been prepared in support of the submission of a reserved matters planning application to Arun District Council (hereafter referred to as ADC) for the residential development of the second phase development delivered by Persimmon Homes at the North Littlehampton Strategic Development Area (NLSDA), located to the north of Toddington Lane. The application site comprises Parcel C1 and part Parcels B2, B4, and C2.
- 1.2 The application proposes the construction of 126 dwellings, including a mix of 2-bedroom apartments and 2 and 5-bedroom houses, ranging in height between 2 and 3 storeys. The proposed development will include the provision of 20% affordable housing which will be dispersed across the site and 2 wheelchair accessible units. In addition three areas of formal children's play space will be provided in the form of two LAPs and one LEAP. The LEAP will be provided with appropriate play equipment. A pumping station and sub station are also provided as part of the proposed development.
- 1.3 The NLSDA benefits from outline planning permission for a mixed use development under reference number LU/47/11 dated January 2013. The principle of residential development on the application site has therefore already been established.
- 1.4 The concept behind the development area proposed in this application is that it delivers a sufficient quantum of development to allow continuity of development at the NSDA while the main infrastructure applications (Fitzalan Link, Lyminster Bypass and Central Wetland Area) proceed through the planning process. The proposed development can be delivered in accordance with outline planning permission LU/47/11 and does not compromise either the delivery of wider site infrastructure or the changes being sought to the outline under s73 application LU/182/15/PL. In addition it is of sufficient size to allow a good mix of dwellings; the delivery of local green infrastructure in the form of 2 LAPs and a LEAP; and, facilitates the delivery of the first part of the Main Avenue which is an important part of internal infrastructure for the development site.
- 1.5 The logic behind the red line proposed is that it does not include any land that is affected by the s73 application or trigger the delivery of the Central Wetland Area (CWA). Our justification for progressing an application on this basis is that we need to bring forward further residential development ahead of the determination of the s73 application. We need to secure continuity of

residential development on the site to facilitate the delivery of the wider infrastructure obligations that are tied to the overall development. The s73 requires a Deed of Variation which is a process that can be timely and unpredictable in reaching a resolution. We need to progress a residential application ahead of this to avoid delays with the delivery of further development at LSDA.

- 1.6 This Planning Statement begins by describing the site and its surroundings, as well as its planning history, it will then summarise the details of the proposed residential development, as well as the relevant planning policy framework. Following this, the statement will explain how the development complies with the relevant conditions attached to the outline planning permission. Finally, a summary and conclusion on all matters relevant to the planning application completes the statement.
- 1.7 This Planning Statement should be read in conjunction with other supporting technical documentation submitted as part of the application, including the Design Statement which explains the site's context, the evolution of the proposals and the design rationale for the development.

2.0 The Application Site and Surroundings

- 2.1 The application site is situated in the northern part of the settlement of Littlehampton, on the north side of Toddington Lane and to the east of Mill Lane.
- 2.2 The site will form part of the wider NLSDA approved as under outline planning permission LU/47/11 which, 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.
- 2.3 The application site comprises land east of the proposed Lyminster Bypass and adjacent to the local centre that will be delivered at a later stage.
- 2.4 The site is now clear of its previous use which comprised disused glasshouses and other buildings which have fallen into disrepair, which are associated with the historic use of the site for commercially growing various fruits.
- 2.5 Access to the application site is via the new B3/B5 Access Road 'the IDR' which was approved under planning permission LU/92/16/RES and is now largely constructed.
- 2.6 The west boundary of the site will adjoin the Lyminster Bypass and the Local Centre that will be developed along it. A key feature in this area will be the Main Avenue, which connect the Lyminster Bypass to the Local Centre and then the wider development area. To the south lies ad hoc existing residential and commercial operations which front on to Toddington Lane and are excluded from the boundaries of outline planning permission LU/47/11. To the east further residential development will be delivered in conjunction with the Central Wetland Area and to the north lies the Black Ditch.

3.0 Planning History of the Application Site

- 3.1 The NLSDA as a whole was previously owned by a consortium of landowners, headed by Greencore Group PLC.
- 3.2 Historically, the whole site was promoted for housing development through the Arun District Local Plan process in the late 1990s. At this time the local plan Inspector concluded that although the site should not be allocated for development at that time (because the allocation of land at Bersted and Felpham was preferred), it should be reconsidered for development when the need to allocate land for housing next arose. The Inspector also added that the site's severance from the town by the railway line would need to be addressed.
- 3.3 Accordingly, the development potential of the NLSDA was promoted to Arun District Council from 2006, ahead of and throughout the ongoing Local Development Framework (LDF) process. This process has encountered several delays. In 2009, the Council published its 'LDF Core Strategy Options for Growth' document identifying three alternative strategic development options which were the subject of public consultation. Two of these options included the NLSDA as the location for a sustainable urban extension to Littlehampton.
- 3.4 The emerging LDF suffered further delays due to the revocation of the South East Plan, and discussions took place between Greencore's advisors and Arun District Council about the possibility of a planning application being submitted for the NLSDA, given the housing land supply position. Consequently, an outline planning application was submitted in February 2011. This application included an Illustrative Masterplan which described the extent and location of the land uses together comprising the proposed urban extension to the town. Those land uses comprised:
- A total of 1,460 dwellings, of which 1,260 dwellings were on land controlled by Greencore's consortium and the remaining 200 dwellings were on land controlled by third party landowners;
 - A local centre which would provide local convenience shopping together with other retail and food and drink uses and a health club;
 - Commercial uses comprising 10,000 square meters of employment floor space (including an Enterprise Centre) and an hotel;
 - Community facilities including a primary school, a community centre, a youth facility with associated all-weather multi-use games area, sports pitches, a fitness trail, allotments and

land for an extension to the household waste recycling centre;

- Highways improvements, including the delivery of the southern section of the Lyminster Bypass which must bridge both Toddington Lane and the railway line and stretches from the site southwards to the A259 Worthing Road, as well as the Fitzalan Link Road further to the south and all other elements of the site access strategy including closure of the Toddington Lane level crossing to vehicular traffic;
- A new bus route to serve the site, linking it with the Wick shopping centre, Littlehampton town centre and the Academy;
- An extensive network of open space, providing for both formal sports and informal recreation;
- A central wetland area and biodiversity areas in the northern and eastern parts of the site; and
- Land for an extension to the adjoining household recycling centre.

3.5 The Council unanimously resolved to grant outline planning permission for the scheme in December 2011, under reference number LU/47/11. The Decision Notice was subsequently issued in January 2013, once the Section 106 Agreement had been finalised. The site was then marketed with the benefit of planning permission.

3.6 Persimmon Homes successfully acquired the residential parts of the site in July 2014. The outline planning permission for the site is subject to a number of conditions. This Planning Statement confirms how the proposed development for Parcel C1 and part Parcels B2, B4, and C2 complies with the relevant conditions of the outline consent.

4.0 The Application Proposals

4.1 This reserved matters application seeks to establish the access, appearance, landscaping, layout and scale of 126 dwellings, the first part of the Main Avenue (which when delivered in its entirety will form the main spine road of the overall development), two LAPs and one LEAP and a pumping station at the NLDSA.

4.2 A summary of the application proposals is provided as follows:

- A total of 126 dwellings – 90 market dwellings and 36 affordable dwellings (28.5%). 2 of the affordable 2-bedroom apartments will be wheelchair accessible units.
- A mix of dwelling types including 1 and 2-bedroom apartments and 2 to 5-bedroom houses (the design statement which accompanies this submission provides a comprehensive accommodation schedule).
- All houses are to be between 2 and 3 storeys in height. A small element of the apartment provision will also be 3 storeys where appropriate to the sites context.
- All houses are provided with well-proportioned gardens or amenity space.
- All dwellings are provided with an appropriate level of on-site car parking in accordance with the relevant standards, including a mix of car spaces in parking courtyards and in front of some plots, as well as on-plot garages with driveways.
- Vehicular access is initially proposed via Toddington Lane and the IDR delivered under planning consent (LU/92/16/RES). However, once the Lyminster Bypass is constructed this will serve the primary access, with the IDR becoming a secondary one.
- The Main Avenue provides a central spine road for the development site, with estate roads running off from it. In addition shared surfaces and private driveways are provided to provide variety in layout and form of the development.
- The majority of the existing trees and vegetation around the site boundaries will need to be removed as part of the proposals and will be replaced with new planting.
- Surface water drainage features are proposed in the form of crated attenuation off the development site (in an area that will be delivered as car parking in later phases).
- Location for a foul pumping station is identified south of the Main Avenue – this will serve all development west of the Central Wetland Area.
- A sub-station is provided and screened by proposed landscaping and planting.
- Provision of a pedestrian / cycle / emergency vehicle link via the Main Avenue. This will form part of the wider pedestrian / cycle network that will be delivered along the Main

Avenue.

- Provision of two LAPs and one LEAP which along with structural landscaping will provide green focal space for the new development.

4.3 With regard to the provision of affordable housing, as detailed above 28.5% (36 dwellings) is proposed. The outline planning permission requires that 20% of the overall number of dwellings provided on the strategic development site are affordable. It is intended to provide a higher level on the application site due to its location within the Local Centre Character Area and the higher density development that is appropriate as a consequence. This should be viewed as a benefit of the proposed development as it will enable more of the much needed affordable housing that is to be delivered on the strategic development site to be available now.

4.4 In terms of the design approach taken, as detailed in the Design Statement which accompanies this application full regard has been had to the approved parameter plans of outline planning permission LU/47/11, which this reserve matters application is being delivered under. In addition full consideration has been had to the Development Framework Document (DFD) that has been prepared to support the s73. The reasoning behind this is that we recognise that it is important to ensure continuity of design for the overall development site and the DFD seeks to provide for this, which was lacking from the outline documents.

4.5 This proposed development will comprise of several of the character areas detailed within the DFD. The outer perimeters fall within the Green Edge character area, with the central area largely being within the Main Avenue and Local Centre character areas.

4.6 With regard to car and bicycle parking provision, regard has been had to the relevant guidance of WSCC (WSCC's 2003 Parking Standards and WSCC's residential parking demand tool). The following parking provision is made:

- 234 – allocated parking spaces
- 21 – allocated garages
- 29 – visitor spaces
- 15 – unallocated spaces

4.7 In terms of cycle parking the latest WSCC 2010 standards state 1 space per 1/2-bed dwellings and 2 spaces per 3+bed dwellings. This results in:

- $39 \times 1 = 39$ cycle spaces for the 1/2-bed dwellings proposed

- $87 \times 2 = 174$ cycle spaces for the 3+bed dwellings proposed
- $126/8 = 16$ cycle spaces for visitor use

Cycle parking for the houses is provided either in its garage or rear garden. A cycle store is provided for the apartments.

4.8 Regarding bin storage, for the houses rear access to private gardens is provided which enables storage of bin containers in rear gardens. For the apartments, secure covered refuse stores are provided.

4.9 In terms of delivery of the infrastructure required to support the proposed development, it is being brought forward on the basis that it does not require or trigger the delivery of wider infrastructure associated with the strategic development site. It is the logical next phase of development while applications for the Lyminster Bypass and Central Wetland Area are being designed and progressed through the planning system. Access can be provided via Toddington Lane and the IDR that runs adjacent to Parcels B3 and B5, though once the Lyminster Bypass is delivered traffic will naturally flow from the A259 roundabout, with Toddington Lane and the IDR very much becoming a secondary route for access. The proposed development however does facilitate the delivery of the first tranche of the Main Avenue, providing the connection from the Lyminster Bypass and the IDR through the application site. Future applications, notably the Central Wetland Area will bring forward the next phases of the Main Avenue ensuring that it becomes the main Spine Road for the development as envisaged by the outline planning permission. The design of the Main Avenue that will be delivered with the proposed development has had full regard to the emerging design of the Lyminster Bypass, which is well progressed, and therefore will provide the required tie in design. The highway technical drawings and transport statement prepared by Mayer Brown provide further details regarding the design of the proposed roads and the suitability of the proposed access arrangements along with likely trip generation from the proposed development.

4.10 There are two other key pieces of infrastructure that the proposed development will deliver. The first is the pumping station that is required for the eastern part of the wider strategic development site. At the moment consented development at Parcels A1, B3 and B5 are having their foul sewerage discharged into temporary wet wells. However, the proposed pumping station will deliver the permanent solution and therefore is another benefit of the proposed development. The second is a substation. This is located south of the Main Avenue and will facilitate electrical connection for all the proposed dwellings. It measures 4.24m x 4.24m and has a 1m easement around it for cable & access. It is set back from a footpath by 1.6m, which ensures that the doors do not impede the footpath when open, and has 3m separation distance from any domestic

building due to potential noise/vibration. It has been located so that it has 24/7 access.

- 4.11 Further details of the proposed development are provided in the supporting documentation submitted as part of the application, including the Design Statement.

5.0 The Principle of Development

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 A significant material consideration in the determination of the proposed development is that it comprises the third phase of residential development to be delivered under outline planning permission LU/47/11. This outline permission establishes the principle of residential development on the application site as well as providing a set of parameter plans on which reserve matter applications should be brought forward in accordance with. The proposed development has had full consideration of the approved parameter plans associated with outline planning permission LU/47/11, as detailed in the Design Statement which accompanies this planning submission, and as such it should be supported by Officers.
- 5.3 Notwithstanding this, a reserve matters application does have to ensure that it complies with the development control policies of the relevant District or Borough in which the site is located. In this regard the proposed development has had full regard to the Development Plan for ADC as will be detailed below.
- 5.4 The Development Plan for the application site comprises the saved policies of the adopted Arun District Local Plan 2003. Currently, ADC is preparing its emerging Local Plan with proposed modifications likely to be published Spring / Summer 2017. Given that the emerging Local Plan is relatively well progressed through the preparation process, it represents a material consideration of limited weight in the determination of the planning application.
- 5.5 Relevant Saved Policies of the adopted Arun Local Plan 2003 are as follows:
- 5.6 Saved Policy GEN7 states that planning permission will only be granted for schemes displaying high quality design and layout and that development proposals must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area. The Design Statement which has been prepared and accompanies this planning application demonstrates compliance with this policy.

- 5.7 Saved Policy GEN8 states that development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time. As detailed in Section 4 above key infrastructure will be delivered as part of the proposed development to ensure that it operates without placing undue stress on existing infrastructure. Furthermore, the proposed development will begin to deliver some of the site wide infrastructure that is required to support the rest of the strategic development site.
- 5.8 Saved Policy GEN9 states that planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate. A drainage strategy has been provided by WYG which details proposed surface and foul water drainage and therefore compliance with this policy. In addition it is important to reiterate that the proposed development will deliver a key piece of drainage infrastructure (the pumping station for the western side of the strategic development site).
- 5.9 Saved Policy GEN11 states that permission for development which would be at risk from flooding and / or materially decreases the capacity of a floodplain to store or pass flows of floodwater will be refused unless the Local Planning Authority is satisfied that compensatory flood storage / waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected. An FRA has been prepared by Peter Brett Associates, which demonstrates compliance with this policy.
- 5.10 Saved Policy GEN12 states that the Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. The Council's parking standards have been taken into account in the design of the proposed site layout. The transport statement by Mayer Brown provides further analysis of this.
- 5.11 Saved Policy GEN14 supports the provision of comprehensive public transport services throughout the District, and encourage improvements to be made to services wherever possible. Where appropriate, new development will be required to make provision for public transport facilities. Condition 39 of the outline planning permission requires details of bus stops to be provided. This condition will be discharged separately; however the proposed site layout does make provision for a bus stop which will serve the Local Centre area.

- 5.12 Saved Policy GEN15 encourages and supports the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area. The Main Avenue provides for the main cycle route through the development. The design of the section of the Main Avenue which will be delivered as part of the proposed development has taken full consideration of the wider design criteria for achieving this and in particular is in accordance with the design principles detailed in the DFD. Further information is provided with the Design Statement.
- 5.13 Saved Policy GEN18 states that the Local Authority must be satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout. The layout has had full regard to the principles of secure by design.
- 5.14 Saved Policy GEN20 requires residential development to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance. In accordance with the approved outline planning permission and the illustrative master plan that accompanies it, two LAPS and one LEAP is provided as part of the proposed development. The relevant standards have been incorporated in the detail design of these areas – please refer to the Design Statement and relevant Landscape Plans.
- 5.15 Saved Policy GEN23 states that development will not be permitted if it would have a direct or indirect unacceptable adverse impact on the water environment, notably in relation to rivers, ponds, wetlands, public access in river corridors and water related recreation. Where appropriate, the Council will support initiatives which seek to restore or enhance the water environment. The documentation provided by WYG, Peter Brett Associates and ECOSA demonstrate compliance with this policy.
- 5.16 Saved Policy GEN25 states that development will only be permitted where the Local Planning Authority is satisfied that adequate water resources are available or will be provided in time to serve the development, and that provision is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation. The documentation provided by WYG, Peter Brett Associates and ECOSA demonstrate compliance with this policy.

- 5.17 Saved Policy GEN26 states that development will only be permitted where the Local Planning Authority is satisfied that it would not lead to deterioration in the quality or potential yield of surface and ground water resources. The documentation provided by WYG and Peter Brett Associates demonstrate compliance with this policy.
- 5.18 Saved Policy GEN32 states that noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. A noise assessment has been undertaken by WYG and accompanies this application submission. It demonstrates that the application site is not subject to adverse noise levels. In addition it suggests mitigation that has been incorporated into the layout to ensure that adequate residential amenity is provided for.
- 5.19 Saved Policy DEV17 requires the provision of affordable housing on sites of 25 or more dwellings or residential sites of 0.8 hectares or more, irrespective of the number of dwellings. The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application. 28.5% affordable housing is provided (36 dwellings). The outline planning permission requires that 20% of the overall number of dwellings provided on the strategic development site are affordable. It is intended to provide a higher level on the application site due to its location within the Local Centre Character Area and the higher density development that is appropriate as a consequence.
- 5.20 Relevant policies of the emerging Arun Local Plan Publication Version October 2014 are as follows:
- 5.21 Policy SD SP1 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy SD SP2 states that Development will be permitted within the area defined as the Built- Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies. The proposed development is related to a strategic allocation and therefore is in accordance with this policy.
- 5.22 Policy LAN DM1 seeks the conservation and enhancement of landscape character. The proposed development has been designed with full consideration of the landscape character associated with

the site. Full details of compliance with this policy are provided in the Design Statement. In general the proposed site layout has had full regard to both existing character (the Black Ditch) and proposed character (Local Centre, Main Avenue, Green Edges) as proposed in the DFD.

- 5.23 Policy H SP1 sets out the strategy for accommodating strategic housing, including sustainable urban extensions adjoining Littlehampton from existing planning consents. The proposed development is being brought forward under an outline planning permission and as such is in accordance with this policy.
- 5.24 Policy H DM1 states that the Council will seek a mix of dwelling types and sizes, to include affordable housing units that adhere to the latest Homes and Communities Agency design guidance. For developments of 10 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation (of three bedrooms or more), based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the Coastal West Sussex Strategic Housing Market Assessment 2012 (SHMA) or the most up to date version of the SHMA. A suitable mix of housing is proposed that accords with the illustrate master plan and outline Design and Access Statement, along with the above mentioned evidence base. In general a good mix of accommodation is provided, with the majority being smaller 1-3 bedroom houses and apartments which are suitable for a wide range of needs. Some larger 4 and 5 bedroom dwellings are provided where the overall character of the development site allows.
- 5.25 Policy D SP1 states that all development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats. The Design Statement which accompanies this application demonstrates compliance with this policy.
- 5.26 Policy D DM1 confirms that when considering any application for development the Council will have regard, where relevant, to character; appearance / attractiveness; impact; innovation; adaptability; crime prevention; trees and woodland; solar gain; public realm; layout – movement;

layout – legibility; public art; density; and scale. As above the Design Statement demonstrates compliance with this policy.

- 5.27 Policy D DM2 sets out internal space standards for new dwellings which are to be of an appropriate size to meet the requirements of all occupants and their changing needs. These standards should be adhered to in all new development and are minima which can be exceeded. These space standards will be applicable until the emerging Nationally Described Standards to replace them are incorporated into a statement of policy. Policy D DM2 sets out internal space standards for new dwellings which are to be of an appropriate size to meet the requirements of all occupants and their changing needs. As this proposed development is submitted under an already approved outline planning permission it is only necessary to deliver proposed dwellings in accordance with standards prescribed by the outline consent. In this regard full consideration of and compliance with the standards cited in the s106 agreement attached to the outline consent have been had. All affordable dwellings accord with HCA standard.
- 5.28 Policy D DM3 sets out external space standards for the provision of useable private amenity space (excluding parking and turning areas) in new residential development, including back gardens, roof terraces, balconies and communal gardens in apartment developments. The proposed development has complied with these standards.
- 5.29 Policy ECC SP1 confirms that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change. Policy ECC SP2 goes on to state that all new residential and commercial development will be expected to be energy efficient and demonstrate how they will achieve this. All major development must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site unless it can be demonstrated that this is unviable. As per the s106 the whole development will be built to Code Level 3. In addition a 10% carbon reduction through the use of renewable or low energy is provided for. The carbon reduction will be a fabric first approach thereby obtaining the saving in perpetuity and minimising future maintenance.
- 5.30 Policy OSR DM1 states that all new housing and, where viable, commercial development, will be required to contribute to the provision of additional open space, outdoor sport and recreation facilities to a level at least commensurate with the additional population generated by that development. Two LAPs and one LEAP are provided as part of the proposed development, in accordance with the Outline Planning Permission.

- 5.31 Policy T SP1 states that the Council will ensure that development provides safe access on to the highway network; contributes to highway improvements; and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. Policy T DM1 goes onto state that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community. As previously stated the Main Avenue provides for the main cycle route through the development. The design of the section of the Main Avenue which will be delivered as part of the proposed development has taken full consideration of the wider design criteria for achieving this and in particular is in accordance with the design principles detailed in the DFD. Further information is provided with the Design Statement. The transport statement provided by Peter Brett Associates goes on to provide detail regarding the sustainability of the site and its overall accessibility.
- 5.32 Policy ENV DM5 states that development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. In accordance with Conditions 19, 20 and 21 further ecological surveys have been undertaken and an ecological management plan has been provided by ECOSA with this planning application which demonstrates how existing biodiversity value has been protected and enhanced within the proposed development.
- 5.33 Policy W SP1 states that Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief. The Drainage Strategy by WYG and FRA by Peter Brett provide details relevant to this policy.
- 5.34 Policy W DM1 confirms that development will be permitted where sufficient water supplies can be provided prior to occupation to serve the development and provision of a water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation. To ensure that all new development of two dwellings or more is water efficient and reduces pressure on water abstraction sites, it must include measures that meet Part G of Building Regulations (or any documents that may supersede this) or reflect the standard in the level of the Code for Sustainable Homes applicable at the time of submission. The policy also

states that all new development must demonstrate where it will materially increase foul and/or surface water discharges that adequate drainage capacity exists or can be provided as part of the development. The Drainage Strategy by WYG and FRA by Peter Brett provide details relevant to this policy and demonstrate how compliance is achieved.

- 5.35 Policy W DM3 states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. The Drainage Strategy by WYG provides details relevant to this policy.
- 5.36 Policy WM DM1 states that new residential development will be permitted provided that it is designed to ensure that kerbside collection is possible for municipal waste vehicles and, where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats. All major residential development will be required to contribute towards the provision of recycling and general waste bins through planning conditions. The proposed layout has taken full account of relevant standards in relation to refuse collection. Drawing 543__PL-SiteLayout__108 provides further detail.
- 5.37 In overall terms it is considered that the proposed development complies with all relevant development control based Policies of ADC.

6.0 Key Planning Considerations

- 6.1 This section of this planning statement will seek to address and detail the relevant conditions of Outline Planning Permission that are sought to be discharged as part of this reserve matters application.

Condition 1

- 6.2 This condition requires details of the appearance, landscaping and layout for each phase of development to be submitted to and approved in writing by the Local Authority before the commencement of development of that phase.

- 6.3 This information is provided by the scheme drawings by Persimmon Homes, the Design Statement by Persimmon Homes and the Landscape drawings (ref LA100-107) prepared by WYG. The landscape strategy drawing (ref LA100) is based on the final site layout and incorporates the tree survey, highway features, and ecology information.

Condition 2

- 6.4 This condition requires the application for approval of the reserved matters for the first phase to be submitted to the Local Authority not later than five years from the date of the outline permission.

- 6.5 This condition was discharged by the planning application obtained for Parcel A1 (ref: LU/347/14/RES) and is not relevant to this application.

Condition 5

- 6.6 This condition requires the submission of details of the materials and external finishes of the buildings, surfaces for roads / footpaths, earth re-modeling, means of enclosure and the parking of vehicles and the provision of samples of such materials and finishes as required for each phase of development.

- 6.7 The detailed information required as part of this condition is provided by the scheme drawings and the Design Statement by Persimmon Homes.

- 6.8 In addition the landscape layout (ref: LA100) by WYG and surface treatments plans (ref: A/PHLITTLE-INT.1/11- 1 & 2 Rev P4) by Mayer Brown include surface finish materials at raised junctions, private drives and parking spaces. Materials and boundary treatments are provided on landscape drawing LA107.

Condition 6

- 6.9 This condition requires the development to be carried out in substantial accordance with the Illustrative Masterplan (Drawing No. GR.L-002 Rev A) and the Design and Access Statement incorporating Design Guidance dated February 2011, approved as part of the outline permission.
- 6.10 The proposed development is “substantially in accordance with” these two documents as detailed in this Planning Statement and the accompanying Design Statement by Persimmon Homes.

Condition 7

- 6.11 This condition sets out more specific requirements further to Condition 1 in relation to the submission of appearance, landscaping and layout particulars for each phase of development.
- 6.12 Where relevant to the proposed development (parts 7ii, iii and viii), this detailed information is provided by the scheme drawings and Design Statement by Persimmon Homes, and the Arboricultural Survey & Plan and Arboricultural Impact Assessment prepared by Barrell.
- 6.13 Details of flood compensation measures are not required in relation to proposed development as detailed in the FRA prepared by Peter Brett Associates. Such details will be provided as relevant in relation to the future phases of the masterplan. The remaining details required by this condition will also be submitted as part of the reserved matters application for the relevant phase of development in the future.
- 6.14 The landscape proposals by WYG includes detailed planting proposals, plant schedules and an outline specification. The plant schedule includes total plant numbers, plant species and specifications. Planting schedules are provided on drawings LA101 and LA104.

Condition 8

- 6.15 This condition requires the submission of a design statement with each reserved matters application, to demonstrate how the objectives of the approved Design and Access Statement incorporating Design Guidance dated February 2011 will be met and lists the specific information required.
- 6.16 A Design Statement has been prepared and accompanies this planning submission. It explains how the proposed development responds to the details required by Condition 8 and how the proposed development complies with the principles and objectives of the DFD which is being prepared for the NLSDA as a whole as part of the s73 that is being progressed.

Condition 9

- 6.17 This condition requires that the development is only carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2011. Details of compliance are provided in the FRA provided by Peter Brett Associates.

Condition 10

- 6.18 This condition requires details of the surface water strategy for the proposed development to be submitted. This information is provided in the Drainage Strategy by WYG.

Condition 11

- 6.19 This condition requires details of access to / maintenance arrangements of any watercourses / culvert affected by the proposed drainage strategy. As detailed in the Drainage Strategy by WYG, the proposed development will discharge into Black Ditch outfall B. This has already been consented by the EA under consent number SE_WS_2015_311_2. In addition the adoptable element of the proposed drainage will be maintained by Southern Water, as such the required easements have been provided for in the site layout. Information is also provided on maintenance of the private system by a Management Company.

Condition 12

- 6.20 This conditions states that development shall not commence until formal consent has been approved in writing from the LPA for the discharge of any flows into water courses / culverts. As detailed in the submitted by Drainage Strategy surface water from the application site will discharge into the Black Ditch via Outfall B. As detailed above and within the Drainage Strategy by WYG this discharge has already been approved by the EA. The Drainage Strategy details how the proposed development will not exceed accepted flows and therefore compliance with this condition is achieved.

Condition 13

- 6.21 The condition requires details of the foul drainage strategy for the proposed development. This information is provided in the Drainage Strategy by WYG.

Condition 14

- 6.22 This condition requires the submission and approval of landscaping and layout particulars for each phase of development. A Landscape Strategy has been prepared by WYG and is submitted as part of this application.

- 6.23 Details of exiting trees retained and to be removed, boundary treatments, materials landscape design and play areas have been provided on WYG drawings LA101 to LA107.

Condition 15

- 6.24 This condition requires trees to be considered as part of a proposed site layout and an arboricultural statement to be submitted with any reserve matters application.
- 6.25 The Arboricultural Statement by Barrell which accompanies this application provides the relevant details. The Landscape drawings (ref: LA100-107) by WYG also details the trees that are to be retained and proposed new planting.

Conditions 19, 20 and 21

- 6.26 These conditions require updated ecological surveys, proposed mitigation and management to be submitted with any reserve matters application. An ecological management plan has been prepared by ECOSA which details the specific ecological management proposed for the application site. It has been prepared in accordance with the WYG Ecological Management Plan, which provided a framework for the treatment of ecological sensitive habitats site wide. This new management plan by ECOSA also details the ecological survey work that has been completed since the WYG EMP was prepared and explains why further updating ecological surveys are not required for this phase of development.

Condition 26

- 6.27 This condition requires details of highway construction programme and to be provided for the road, footpaths, cycleways and parking areas (including tracking). The general arrangement, surface treatment, contours and levels, and swept path analysis drawings by Mayer Brown provide this information.

Condition 31

- 6.28 As detailed in the previous section of this statement, the provision of renewable energy and sustainable design has formed an integral part of the design development of the proposed development. The Energy Statement by Southern Energy Consultants provides details sufficient to discharge this condition.

Conditions 37 and 38

- 6.29 These conditions require a noise assessment to be undertaken for each phase of development. A noise assessment has been undertaken by WYG and accompanies this planning application

statement. It details that glazing and ventilation has been provided to ensure that ambient noise level requires of the dwellings are acceptable. It also details that all private external amenity areas follows within acceptable noise levels subject to appropriate close boarded fencing being provided.

Condition 40

- 6.30 This condition requires a scheme of archaeological investigations to be carried for each phase of development. The Written Scheme of Investigation by Amour Heritage and the Archaeological Elevation Report by Archaeology South East provide this information for the application site.

7.0 Conclusion

- 7.1 This reserved matters application relates to the third phase of development of the NLSDA, known as Parcels C1, B2 (part) and B4 (part). The wider site benefits from outline planning permission granted in January 2013 (reference number LU/47/11) for a mixed use development including the construction of 1,260 dwellings. The application proposals relate to the construction of 126 dwellings on Parcels C1, C2, B2 and B4 (part), together with associated access, car parking and landscaping.
- 7.2 The evolution of the proposals has been influenced by an extensive and ongoing consultation with the Local Authority and the Littlehampton Steering Group. The feedback received from these parties has been reviewed by the project team and has guided the formulation of the detailed design of the proposed development.
- 7.3 This Planning Statement confirms how the proposed development complies with the relevant conditions of the outline consent. It is not possible for the proposed development to comply with all of the conditions of the outline consent as some of the required details are applicable to later stages of the overall NLSDA.
- 7.4 In addition to complying with the relevant conditions of the outline planning permission, the proposed development also complies with the relevant Planning Policy Framework for the site, as summarised in this statement.
- 7.5 For these reasons, it is therefore submitted that planning permission should be granted for the reserved matters application for Parcels C1, B2 (part) and B4 (part) of the NLSDA.