

## DECISION NOTICE

Application Ref: LU/178/20/RES

**1 To Addressee**

Persimmon Homes  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

**2 Site Address**

Phase 2B  
at Hampton Park  
Toddington Lane  
Littlehampton  
BN17 7PL

**3 Description of Development**

Approval of reserved matters following outline consent LU/47/11 for 46 No. dwellings.

**4** In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

Drawing No. 545\_PL\_001 Rev. B - Location Plan  
Drawing No. 545\_PL\_100 - Planning Layout  
Drawing No. 545\_PL\_101 Rev. C - Planning Layout - Colour  
Drawing No. 545\_PL\_102 Rev. C - Tenure Plan  
Drawing No. 545\_PL\_103 Rev. C - Storey Heights Plan  
Drawing No. 545\_PL\_104 Rev. C - Unit Types Plan  
Drawing No. 545\_PL\_105 Rev. C - Parking Strategy Plan  
Drawing No. 545\_PL\_106 Rev. D - External Wall Finishes Plan  
Drawing No. 545\_PL\_107 Rev. C - Roof Finishes Plan  
Drawing No. 545\_PL\_108 Rev. C - Refuse & Fire Strategy Plan  
Drawing No. 545\_PL\_109 Rev. C - External Works Plan  
Drawing No. 545\_PL\_110 Rev. C - Movement Plan  
Drawing No. 545\_PL\_111 Rev. B - Cycle Route Plan

Drawing No. 545\_PL\_BCS\_100 Rev. A - Bin & Cycle Store - Block A - Elevations + Floor Plans  
 Drawing No. 545\_PL\_BCS\_101 - Bin Store - Block B - Elevations + Floor Plans  
 Drawing No. PERS190711\_GAR.01 Rev. B - Single Garage - Elevations + Floor Plans  
 Drawing No. PERS190711\_GAR.02 Rev. A - Double Garage (single occupier) - Elevations + Floor Plans  
 Drawing No. PERS190711\_GAR.03 Rev. A - Double Garage (twin occupiers) - Elevations + Floor Plans  
 Drawing No. 545\_PL\_VIEW\_01 - CGI 01 - Entrance View  
 Drawing No. 545\_PL\_VIEW\_02 - CGI 02 Rev. A - North View  
 Drawing No. 545\_PL\_VIEW\_03 - CGI 03 - South View  
 Drawing No. 545\_PL\_SHED\_01 - Sheds - Elevations + Floor Plans  
 Drawing No. 545\_PL\_CS\_100 - Cycle Store (Block B) - Elevations + Floor Plan  
 Drawing No. 545\_PL\_CP\_01 - Car Port - Elevations + Floor Plan  
 Drawing No. FB-A.e1 Rev. E - Elevations - Sheet 1 of 2  
 Drawing No. FB-A.e2 Rev. D - Elevations - Sheet 2 of 2  
 Drawing No. FB-A.p1 Rev. E - Floor Plans - 1 of 3  
 Drawing No. FB-A.p2 Rev. E - Floor Plans - 2 of 3  
 Drawing No. FB-A.p3 Rev. D - Floor Plans - 3 of 3  
 Drawing No. FB-B.e1 Rev. E - Elevations - Sheet 1 of 3  
 Drawing No. FB-B.e2 Rev. D - Elevations - Sheet 2 of 3  
 Drawing No. FB-B.e3 - Elevations - Sheet 3 of 3  
 Drawing No. FB-B.p1 Rev. F - Floor Plans - 1 of 3  
 Drawing No. FB-B.p2 Rev. E - Floor Plans - 2 of 3  
 Drawing No. FB-B.p3 Rev. D - Floor Plans - 3 of 3  
 Drawing No. HT.BAR.e Rev. B - Barton House Type - Elevations  
 Drawing No. HT.BAR.p Rev. C - Barton House Type - Floor Plans  
 Drawing No. HT.ASH.e Rev. B - Ashworth House Type - Elevations  
 Drawing No. HT.ASH.p Rev. B - Ashworth House Type - Floor Plans  
 Drawing No. HT.DER.e Rev. C - Derwent House Type - Elevations  
 Drawing No. HT.DER.p Rev. E - Derwent House Type - Floor Plans  
 Drawing No. HT.LOC.pe Rev. D - Lockwood House Type - Elevations & Floor Plans  
 Drawing No. HT.LOC-C.pe Rev. F - Lockwood Corner House Type - Elevations & Floor Plans  
 Drawing No. HT.CON-C.e Rev. D - Coniston Corner with Bay House Type - Elevations  
 Drawing No. HT.CON-C.p Rev. C - Coniston Corner with Bay House Type - Floor Plans  
 Drawing No. HT.MAY-1.e Rev. C - Mayflower House Type - Elevations - Option 1 - Brick  
 Drawing No. HT.MAY-2.e Rev. B - Mayflower House Type - Elevations - Option 2 - Weatherboard  
 Drawing No. HT.MAY.p Rev. C - Mayflower House Type - Floor Plans  
 Drawing No. HT.HOL.e Rev. B - Holywell House Type - Elevations  
 Drawing No. HT.HOL.p Rev. C - Holywell House Type - Floor Plans  
 Drawing No. HT.MARL.e Rev. C - Marlborough House Type - Elevations  
 Drawing No. HT.MARL.p Rev. C - Marlborough House Type - Floor Plans  
 Drawing No. HT.MARY.e Rev. C - Marylebone House Type - Elevations  
 Drawing No. HT.MARY.p Rev. C - Marylebone House Type - Floor Plans  
 Drawing No. A088461 - RM 4 LA400 Rev. P - Landscape Layout  
 Drawing No. A088461 - RM 4 LA401 Rev. P - Proposed Planting  
 Drawing No. A088461 - RM 4 LA402 Rev. P - Proposed Planting  
 Drawing No. A088461 - RM 4 LA403 Rev. P - Proposed Planting  
 Drawing No. PHLITTLE P4-51-1 Rev. P1 - Road Longitudinal Sections  
 Drawing No. MBTK191111-1. P5 - Swept Path Analysis (Sheet 1 of 3)  
 Drawing No. MBTK191111-2. P5 - Swept Path Analysis (Sheet 2 of 3)  
 Drawing No. MBTK191111-3. P5 - Swept Path Analysis (Sheet 3 of 3)  
 Drawing No. MBTK200609-1. P2 - Swept Path Analysis Parking Court B (Sheet 1 of 2)

Planning & Affordable Housing Statement.

Design & Access Statement (Ref. PERS190711 DAS-01).

Sustainability Report (Ref. SEC/cs/ES-3633 Rev. A).

Materials Schedule, Rev A, submitted on 22nd March 2021.

Stage 1/2 Road Safety Audit Report, Littlehampton, 28th November 2020, prepared by Traffic Management Consultants Ltd.

Stage 1/2 RSA - Road Safety Audit Response Report (Ref. 201221 P1) prepared by Mayer Brown, with WSCC Comments FINAL - 13/01/2021.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No development above damp proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and been approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 No dwelling shall be occupied until the road(s), footways, and parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

- 4 No dwelling shall be occupied until the garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 5 No development shall take place until details of the Electric Vehicle Charging Points have been submitted for approval in writing by the Local Planning Authority. The approved charging point(s) shall be installed prior to occupation of the dwellings and thereafter will be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Parking Standards SPD (January 2020) and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because of the need to install the wiring in the ground.

- 6 Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D

INFORMATIVE: The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway  
The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway  
The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

INFORMATIVE: Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: Temporary Developer Signage

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE: The applicant is advised that any proposed structures on, under, above or adjacent to any roads, watercourses etc, are required to be subject to the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges. The applicant should contact the WSCC Structures Team to commence this process. The applicant should note that the failure to obtain technical approval may prevent the future adoption of the structure as part of the public highway or otherwise and as a consequence may incur additional works to bring the works up to a suitable standard.

INFORMATIVE: The submitted plans show tree planting close to water distribution mains. Southern Water has restrictions on proposed tree planting adjacent to sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water mains and sewers" and the Sewerage Sector Guidance with regards to any landscaping proposals and Southern Water restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther  
Group Head of Planning

Case Officer: Michael Eastham

Decision Issued: **7th May 2021**

Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

**IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT**

## APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found at [www.GOV.uk](http://www.GOV.uk)

## PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).