



JG/cg/HP14004

29 May 2015

Mr Neil Crowther
Strategic Development Manager
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Neil

SECTION 73 APPLICATION – PLANNING PORTAL REFERENCE NO. PP-03945556
Variation of Conditions relating to Outline Planning Permission Reference Number LU/47/11
as amended by Planning Permission Reference Number LU/346/14/PL
Land North of Toddington Lane, Littlehampton, BN17 7PP

I refer to the above matter and to our ongoing discussions with you in relation to this site. Please find enclosed a Section 73 application submitted on behalf of my client, Persimmon Homes Ltd, to vary some elements of outline planning permission reference number LU/47/11 relating to the land to the North of Toddington Lane in Littlehampton. It is noted that this outline planning permission has already been amended under reference number LU/346/14/PL dated 20 February 2015.

Background

As you are aware, since purchasing the residential parts of the site in 2014 the applicant Persimmon Homes Ltd has appointed Cooper Baillie Architects and a team of technical consultants to assist in the delivery of the various parcels of development going forward. Accordingly, the project team has been undertaking a detailed review of the original masterplan that was prepared by JTP Architects and approved as part of the extant outline planning permission. This ongoing review has identified some further amendments that are required to some of the conditions of the original outline planning permission for the overall site.





The enclosed Section 73 application therefore seeks to vary the wording of the some conditions of the outline planning permission and comprises the following documentation:

- Completed Application Form and Certificates;
- Copy of letter and notice sent to landowners;
- Application Fee Cheque for £195.00 (to be posted);
- Explanation of proposed changes (set out below in this letter);
- Updated Masterplan for North Littlehampton Site prepared by Cooper Baillie Architects (Drawing No. CB_60_012_PS00); and
- 4 x Development Framework Document (Revision G) dated May 2015 prepared by Cooper Baillie Architects (to be posted).

Proposed Variations to Conditions

As set out on the enclosed application form, it is proposed to vary the wording of the following conditions attached to the extant outline planning permission for the application site:

- Condition 4 – lists the plans to which the outline planning permission relates;
- Condition 6 – states that the permitted development will be carried out substantially in accordance with the illustrative masterplan;
- Condition 7 – requires the provision of details of the CHP plant building;
- Condition 8 – requires the submission of a Design Statement for each phase of development, to accord with the approved Design and Access Statement incorporating Design Guidance dated February 2011;
- Condition 39 – requires the submission of a scheme for the provision of bus stops within the site;
- Condition 42 – requires traffic improvements to the A27/A284 Ford Road roundabout; and
- Description of Development – further to the proposed changes to Condition 7, the development description will also need to be amended.

Further explanation and justifications for the variation of the wording of each of the above are set out in turn below.



Condition 4

Condition 4 lists the approved plans related attached to the outline planning permission, including Drawing Number GR.L-002 (North Littlehampton Illustrative Masterplan) which was prepared by JTP Architects. As explained above, the project team has reviewed the original masterplan and this technical work has identified some required refinements to the masterplan. However, these changes are only minor and will not result in any significant changes to the masterplan, including the overall number of dwellings and the mix of non-residential land uses proposed.

Condition 4 of the outline planning permission currently refers to a series of Parameter Plans. These plans have now been updated by the Development Framework Document which has been prepared by the project team and is intended to set out the principles and objectives of the overall North Littlehampton masterplan, as well as provide design guidance for each phase of development.

Further to the above, it is requested that the wording of Condition 4 is amended to make reference to the updated masterplan instead of the JTP Architects masterplan approved as part of the outline planning permission, as well as deleting reference to the Parameter Plans. Accordingly, Condition 4 would state the following:

"4. The planning permission relates to the following approved plans:

CB_60_012_P500 (Updated North Littlehampton Illustrative Masterplan)

GR.L-004 Rev A (Red Line Plan)

GR.L-005 (Ownership Areas Plan)

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

Condition 6

Condition 6 of the outline planning permission states that the permitted development must be carried out "...in substantial accordance with the illustrative masterplan drawing number GR.L-002 Rev A..." As explained in relation to Condition 4, some changes have been required to the overall masterplan for the site as approved as part of the outline planning permission and an updated masterplan has been prepared



by Cooper Baillie Architects. Accordingly, the wording of Condition 6 also needs to be amended to refer to the updated masterplan.

In addition, the project team has now prepared a Development Framework Document. It is therefore proposed that reference to this document is added to the existing wording of Condition 6, which currently requires the permitted development to be carried out in accordance with the Design and Access Statement incorporating Design Guidance dated February 2011. It is therefore proposed that the wording of Condition 6 is amended to state the following:

"6. *The development hereby permitted shall not be carried out except in substantial accordance with the updated illustrative masterplan drawing number CB_60_012_PS00 ('the Masterplan'), the Design and Access Statement incorporating Design Guidance dated February 2011 (approved under Planning Permission Reference No. LU/47/11) and the Development Framework Document (Revision G) dated May 2015, unless otherwise agreed in writing with the Local Planning Authority.*

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

Condition 7

This condition makes reference to the provision of a CHP (Combined Heat and Power) plant as part of the overall masterplan for the North Littlehampton site, as was proposed as part of the approved outline planning permission. As explained in Section 9 of the Development Framework Document, this was intended to reduce enough energy on site to offset 10% of the development's expected regulated energy use by installing a community heating system with integrated CHP as an alternative to mains gas combi-boilers to all plots.

Whilst this option is feasible on paper, technically it would be a challenging and expensive option to carry forward. Community heating is more economical when installed into blocks of flats or terraces of houses. Additional pipework and substations would be required in the case of a development of the nature of North Littlehampton. Community heating systems also require regular maintenance, so long-term funding would need to be secured if this option was considered, putting further financial burden on the development's occupants. Failure of CHP systems can also lead to long-term, site-wide loss of both heat and power as has been the case recently on a number of large city centre schemes causing wider reaching issues. It is on this basis that the use of this form of system has been discounted.



Instead, as set out in Section 9 of the DFD, Persimmon Homes is now proposing to use a Fabric First approach as an alternative to CHP for the site, to ensure that enhanced performance is embedded within the properties for the duration of their design life with little or no maintenance required, as opposed to bolt-on options which can reduce in performance over time and require regular maintenance and therefore additional cost. The DFD summarises this approach which includes a building fabric which exceeds Part L by limiting U-Values as well as higher efficiency boiler, lighting and ventilation systems.

We understand that the provision of an alternative method to CHP has been agreed in principle between yourself and Persimmon Homes as part of the pre-application discussions, including email correspondence between yourself and Steve O'Halloran dated 1 and 2 May 2014.

Further to the above, it is therefore proposed to amend Condition 7 of the outline permission to delete the references to the CHP plant in parts (i) and (ix).

Condition 8

This condition requires the submission of a Design Statement with each reserved matters application which accords with the approved Design and Access Statement incorporating Design Guidance dated February 2011. As explained in relation to Conditions 4 and 6 above, project team has now prepared a Development Framework Document in relation to the overall masterplan for the North Littlehampton site and it is therefore submitted that Condition 8 should also refer to the DFD as follows:

"8. In respect of each phase or sub phase of the development hereby permitted, reserved matters applications shall include a design statement. Each design statement shall demonstrate how the objectives of the approved Design and Access Statement incorporating the Design Guidance dated February 2011 (approved as part of Planning Permission Reference Number LU/47/11) and the Development Framework Document (Revision G) dated May 2015 will be met and confirm details in respect of; ..."

Condition 39

This condition requires the submission of a scheme for the provision of bus stops within the site to be approved by the Local Authority prior to the commencement of development. As part of the outline planning permission, a Parameter Plan for Vehicular Access (Drawing No. GR.L-010 Rev A) was approved which shows the proposed bus route around the eastern and central part of the masterplan, including the



proposed Local Centre and the Southern Bypass. The proposed bus route does not extend to the west of the proposed Southern Bypass and therefore does not relate to Parcel A1.

For this reason, the details of the proposed bus route including bus stops will not be established until a later phase of the overall masterplan, in line with the design of the road network on which the proposed bus route will operate. It is therefore not practical to submit the detailed information required by Condition 39 at this early stage in the overall masterplan, prior to the commencement of any development as currently specified.

Accordingly, as part of this Section 73 application it is proposed to amend the wording of Condition 39 to require the details of the proposed bus scheme to be submitted at a later stage in conjunction with the design of the new road network, at which point detailed and more productive discussions can be held with local bus providers and the Council in relation to the service to be provided. In addition, it is considered that delaying the submission of the bus stop scheme is appropriate in terms of ensuring that there is a critical population mass to ensure that the bus route is viable. It is suggested that an appropriate trigger for the provision of this information is prior to the occupation of the 350th dwelling on the site, to reflect the trigger for the provision of the Southern Bypass which will be the first stage of the new road network to come forward on which the bus route will operate.

The proposed amended wording for Condition 39 is therefore as follows:

"39. No more than 350 dwellings in the development hereby permitted shall be occupied until a scheme for the provision of bus stops within the site shall have been submitted to and approved in writing by the Local Planning Authority..."

Condition 42

Since the approval of the outline planning permission on 23 January 2013, the project team has been liaising with the Highways Agency and West Sussex County Council in relation to the various highways improvements required by the conditions of the planning permission and associated Section 106 Agreement.

Condition 42 of the outline planning permission requires the completion and opening to public traffic of the improvements to the A27/A284 Ford Road roundabout prior to the occupation of no more than 350



dwelling. However, as part of the subsequent discussions with the Highways Agency, it has now been confirmed that these highways improvement works have already been completed by the Highways Agency and therefore are not required to be delivered as part of the overall masterplan for the North Littlehampton development. Accordingly, it is proposed that Condition 42 should be deleted.

The applicant confirms that they will also be seeking to amend the Section 106 Agreement to reflect the deletion of Condition 42.

Description of Development

The development description set out in the outline planning permission currently refers to a combined heat and power plant. Further to the proposed amendments in relation to Condition 7 as set out above, it is also requested that the development description is amended to delete reference to a combined heat and power plant.

Summary

In summary, it is submitted that the proposed variations to outline planning permission LU/47/11 as set out above are appropriate having regard to the findings of the review of the approved masterplan as well as discussions with yourself and West Sussex County Council since the outline planning permission was granted.

I trust that the proposed variations to the outline permission are clear. If you require any other information or wish to discuss this further please let me know.

Otherwise, I look forward to receiving confirmation from you that the application has been registered and validated in due course.

Yours sincerely


Jeremy Gardiner
Director
For and on behalf of WYG



cc. Persimmon Homes Ltd

Encls. S73 application documentation as listed above