



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: LU/182/15/PL

1 To Addressee

WYG
 First Floor, The Pavilion
 Botleigh Grange Office Campus
 Hedge End
 Southampton
 SO30 2AF

2 Site Address

Land North of Toddington Lane
 Littlehampton
 BN17 7PP

3 Description of Development

Variation of conditions 4, 6, 7, 8, 39 & 42 imposed under planning reference LU/47/11/ relating to list of plans, illustrative masterplan, CHP plant building, Design Statement, bus stops & traffic improvements.

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 compliance with the following conditions and Section 106 Agreement.

1 Condition 4:

The planning permission relates to the following approved plans:
 519-GR.L 002 Rev B (Updated North Littlehampton Illustrative Masterplan)
 519 GR.L-004 Rev A (Red Line Plan)
 519 GR.L-005 (Ownership Areas Plan)
 519-GR.L 006 Rev B (Land Use Plan)
 519-GR.L 008 Rev B (Vertical Alignment Plan)
 519-GR.L 010 Rev B (Vehicular Access Plan)
 519-GR.L 011 Rev B (Play and Fitness Plan)
 519-GR.L 014 Rev B (Pedestrian and Cycle Access Plan)

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

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Condition 6:

The development hereby permitted shall not be carried out except in substantial accordance with the updated illustrative masterplan drawing number 519-GR.L_002 Rev B ('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 dated August 2017, 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 Policies QE SP1, D SP1 and D DM1 of the Arun District Local Plan.

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Condition 7:

The appearance, landscaping and layout particulars to be submitted in accordance with Condition 1 for any phase or sub phase shall include (insofar as they are relevant to that phase or sub-phase):

- i. The detailed layout of the site including the delineation of the precise boundaries of the sites reserved for the waste management centre, primary school, community centre, allotments, youth facility in the relevant phases;
- ii. The siting, design and external appearance of the buildings;
- iii. A full arboricultural survey to accompany each phase or sub phase of proposed development;
- iv. The detailed design of the southern section of the Lyminster bypass, including associated levels, profiles, culverts, lighting and street furniture, including a scheme for inclusion of public art. The lighting and street furniture should be of a design and specification which reflects the 'gateway' appearance and function of the new road and could constitute public art;
- v. The detailed design of the works required for the closure of the Toddington Lane level crossing, including the footbridge, fencing and other accommodation works (such closure being subject to the outcome of a separate legal closure process);
- vi. The detailed design of the works required for the closure of the Norway Lane level crossing including fencing and other accommodation works (such closure being subject to the outcome of a separate legal closure process);
- vii. The detailed design of the flood compensation measures including the wetland, including levels and profiles and a programme for construction;
- viii. Details of recycling facilities;
- ix. The detailed design of the Community Centre, Primary School, Youth Facility;

Reason: In the interests of amenity and of the environment of the development in accordance with Policies QE SP1, D SP1 and D DM1 of the Arun District Local Plan.

Condition 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, and the Development Framework Document (August 2017) will be met and confirm details in respect of;

- a) The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;
- b) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross-sections;
- c) How the design of the streets and spaces takes into account mobility and visually impaired users;
- d) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition;
- e) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
- f) Details of the approach to vehicular parking across the entire site for each building type, including details of a design approach;
- g) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.
- h) The approach to the character and treatment of the structural planting to the development areas;
- i) The conceptual design and approach to the sustainable drainage management and how this is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity.
- j) The conceptual design and approach of the public realm to include public art, materials, signage, utilities and any other street furniture.
- k) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;
- l) Details of waste and recycling provision for all building types and recycling points.
- m) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;

n) Conceptual designs and approach to the treatment of the public realm at the central wetland (including the bridge crossing), Neighbourhood Centre, Community Hub area, primary school and youth facility are required to be submitted to the local planning authority for approval prior to the commencement of any development within the phase that these facilities are sited.

Each phase or sub phase of the development hereby permitted shall be carried out in accordance with the approved design statement for that phase or sub-phase.

Reason: To enable the Local Planning Authority to exercise comprehensive control over the details of the proposed development in accordance with Policies QE SP1, D SP1 and D DM1 of the Arun District Local Plan.

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Condition 39

No more than 100 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. For the purposes of this condition the scheme shall include a programme for provision of real time passenger information-ready bus stops. The development shall not be carried out otherwise than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety and sustainable development.

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Condition 42:

Condition 42 of LU/47/11 is hereby deleted.

INFORMATIVE: All of the conditions imposed on LU/47/11 (as amended by LU/346/14) shall remain in force except for conditions 4, 6, 7, 8, 39 which are replaced by conditions 1 to 5 above and condition 42 which is deleted.



Neil Crowther
Group Head of Planning

Case Officer: Claire Potts

Date of Decision:

3 October 2018

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 12 weeks 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.

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).

