

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 28 July 2021 07:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/186/21/RES - Phase 2B Hampton Park

Please upload onto Ocella the email below from the **applicant** confirming they are happy with the **draft conditions** for **LU/186/21/RES** at Phase 2B at Hampton Park.

Thanks,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: Michael.eastham@arun.gov.uk



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From: Harris, Aimee [REDACTED]
Sent: 27 July 2021 16:59
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Clark, Robert [REDACTED]
Subject: RE: LU/186/21/RES - Phase 2B Hampton Park

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Hi Michael

I can confirm I am happy with the conditions.

Kind Regards

Aimee

Aimee Harris
Planner

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 21 July 2021 14:23

To: Clark, Robert [REDACTED] Harris, Aimee [REDACTED]

Subject: LU/186/21/RES - Phase 2B Hampton Park

Importance: High

Hi Rob and Aimee,

Are you happy with the following conditions being imposed on **LU/186/21/RES** on part of **Phase 2B at Hampton Park**:

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

Drawing No. 545_PL_AP2_001 - Location Plan

Drawing No. 545_PL_AP2_101 - Site Layout Colour

Drawing No. 545_PL_AP2_102 - Tenure Plan

Drawing No. 545_PL_AP2_103 - Storey Heights Plan

Drawing No. 545_PL_AP2_104 - Unit Types Plan

Drawing No. 545_PL_AP2_105 - Parking Strategy Plan

Drawing No. 545_PL_AP2_106 - External Wall Finishes Plan

Drawing No. 545_PL_AP2_107 - Roof Finishes Plan

Drawing No. 545_PL_AP2_108 - Refuse Strategy Plan

Drawing No. 545_PL_AP2_109 - External Works Plan

Drawing No. 545_PL_AP2_110 - Movement Plan

Drawing No. 545_PL_AP2_111 - Cycle Route

Drawing No. HT.DER.e - Derwent Elevations

Drawing No. HT.DER.p - Derwent Floor Plans

Drawing No. [HT.LOC.pe](#) - Lockwood Floor Plans and Elevations

Drawing No. [HT.LOC-C.pe](#) - Lockwood Corner Floor Plans and Elevations

Drawing No. 545_PL_AP2_LA400 - Landscape Layout

Drawing No. 545_PL_AP2_LA402 - Proposed Planting

Drawing No. 545_PL_AP2_LA403 - Proposed Planting

Drawing No. MBTK210520-1 - Swept Path Analysis HGV Using Turning Head & Large Car Reversing/Forward Into Plot 44 Car Parking Space.

Materials Schedule: Littlehampton Phase 2B, Rev. C.

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 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.

5. 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 DM1 of the Arun Local Plan.

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 to 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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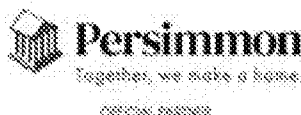
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