

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/186/21/RES

LOCATION: Phase 2B Hampton Park
Toddington Lane
Littlehampton
BN17 7PL

PROPOSAL: Approval of reserved matters following LU/47/11 for the change of house types on Plots 42 & 43 ('Coniston Corner') and Plot 44 ('Derwent') to be replaced with the 'Lockwood' house type & a change to the rear garden fence on Plot 41. This site is in CIL Zone 2 & is Zero Rated.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks approval of Reserved Matters for the change of house types on Plots 42, 43 and 44 to 'Lockwood' and the re-siting of the rear garden fence on Plot 41, following the granting of outline planning permission (LU/47/11) and reserved matters approval LU/178/20/RES on Phase 2B at Hampton Park (also known as the North Littlehampton Strategic Development Area). The reserved matters that are being applied for comprise appearance, scale, layout and landscaping.

Separate discharge of condition (DOC) applications will be submitted which will cover surface water drainage and foul water drainage, ecology, archaeology, energy, noise, tree protection measures and the submission of a construction management plan.

SITE AREA 0.222 hectares.

RESIDENTIAL DEVELOPMENT DENSITY 32 dwellings per hectare.

TOPOGRAPHY Predominantly flat

TREES None of any significance affected by this proposed development in the southern part of Phase 2B at Hampton Park.

BOUNDARY TREATMENT The site is located wholly within Phase 2B and it is bounded to the north by land approved for residential development in Phase 2B and beyond by the Black Ditch and open fields. The site is bounded to the south by a parcel of land that is allocated for the Community Hub and beyond by the railway line. The eastern boundary of the site is formed by land designated as the Central Wetland Area. The western boundary is formed by Phase 2 of the development at Hampton Park, which has approval for houses and

SITE CHARACTERISTICS

apartments. A number of houses and apartments on Phase 2 have been completed and are occupied, and others are currently under construction.

The site is part of a former nursery, which is located north of Littlehampton which is currently being re-developed as an urban extension, known as North Littlehampton Strategic Development Area (SDA) and marketed as Hampton Park.

This minor material amendment to Plots 41-44, which are located in the southern part of Phase 2B falls within the Central Wetland Character Area as set out in the approved Development Framework Document (November 2017), which accompanied the Section 73 application (LU/182/15/PL) for Hampton Park.

The application site is situated wholly within Phase 2B. Phase 2B is located east of the approved route of the southern section of the Lyminster Bypass and west of the land allocated for the Central Wetland Area. The site is located immediately north of the proposed Community Hub, which will accommodate a 2-form entry primary school, a community centre and youth facility.

CHARACTER OF LOCALITY

The residential area of Toddington is located south of the railway and the separate village of Lyminster lies to the north. The northern part of the residential area of Wick is situated to the west of Hampton Park, along Mill Lane. The A284, which is the main road serving Littlehampton from the A27, passes to the west of the site through Lyminster and Wick and then south to Littlehampton Town Centre.

RELEVANT SITE HISTORY

LU/47/11/	Outline application with some matters reserved for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from	App Cond with S106 23-01-13
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the development plan. This application affects a public right of way.

LU/182/15/PL	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.	App Cond with S106 03-10-18
LU/178/20/RES	Approval of reserved matters following outline consent LU/47/11 for 46 No. dwellings.	ApproveConditionally 07-05-21

REPRESENTATIONS

LITTLEHAMPTON TOWN COUNCIL:

No comments to make on this application as the proposed changes are minor.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

LOCAL HIGHWAY AUTHORITY:

No objection.

ADC HOUSING:

No objection.

SOUTHERN WATER:

The water supply and sewer services at this location are the responsibility of Icosa. There is an inset / NAV agreement in place between Southern Water and Icosa for the supply of water and sewerage services. The connection / discharge points to the public network and agreed discharge flow rates must be complied with inset / NAV agreement terms.

ICOSA:

No objection.

ENVIRONMENT AGENCY:

No consultation response was submitted.

LEAD LOCAL FLOOD AUTHORITY:

No comments to make on this application.

ADC DRAINAGE:

No comments to make on this application.

ENVIRONMENTAL HEALTH:

No objection.

ADC ECOLOGY:

No objection.

The ADC Ecological Advisor is satisfied with the conclusions in the updated Ecological Mitigation and Management Plan submitted in June 2021.

ADC ARCHAEOLOGY:

No comments to make on this application as there are no archaeological implications.

ADC CONSERVATION OFFICER:

This application is located within Phase 2B which lies close to two listed buildings: The Old Farmhouse & Holly Cottage and Dovecote at Toddington Farm. The settings of the listed buildings have already been impacted upon as a result of the existing/emerging development and it is thought that, subject to the retention of the existing boundary screening, it would cause no further harm to the settings of the assets. Therefore, on this basis, the proposal would not cause further harm to the significance of the assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

ADC GREENSPACE:

No objection.

The layout and house type change would have no detrimental effect on the wider scheme and the landscape detail proposed in Landscape Layout (Drawing No. 545-PL-AP2-LA400) and Proposed Planting Plan (Drawing No. 545-PL-AP2-LA403) would be suitable in specification and layout. The proposals would provide suitable softening along this edge section and to the associated houses. The green corridor buffer has the potential to aid and enhance wildlife and biodiversity habitat.

ADC ARBORICULTURE:

No consultation response was submitted.

SUSSEX POLICE:

No objection.

The development should be designed to Secured by Design standards. Ground planting should not be higher than 1.0 metre, with tree canopies no lower than 2 metres.

COMMENTS ON CONSULTATION RESPONSES:

All planning related comments are noted and covered in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary (BUAB) in the Local Plan.

Within the North Littlehamptom Strategic Development Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2 AH SP2 Affordable Housing

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WMDM1	WM DM1 Waste Management

Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town
Littlehampton Neighbourhood Plan 2014 Policy 22	Design of New Development
Littlehampton Neighbourhood Plan 2014 Policy 9	Local Centres

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space,Playing Pitches & Indoor& Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Littlehampton Neighbourhood Plan (NP) was made on 5th November 2014. Relevant Littlehampton NP policies have been taken into account and are addressed in the 'Conclusions' section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of TCPA provides that:-

- (2) In dealing with an application for planning permission the authority shall have regard to:
- (a) the provisions of the development plan, so far as material to the application, a post-examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

The development is considered to comply with relevant Development Plan policies as the landscaping, scale, layout and appearance of the proposed amendments to Plots 41-44 inclusive is in keeping with the approved Development Framework Document, 2017 and would materially enhance the character and appearance of the residential development on Persimmon Homes Phase 2. The proposed amendments to the house-types on Plots 42-44 inclusive and the re-siting of the rear garden fence by 1.0 metre on Plot 41 would be in keeping with the other houses and the 2 apartment buildings that have been approved under LU/178/20/RES on Phase 2B, with a contemporary appearance which would raise the standard of design for future phases of development at Hampton Park, in a prominent location overlooking the Central Wetland Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The principle of the development was established with the granting of LU/47/11 on 23rd January 2013. The reserved matters (LU/178/20/RES) have been approved for the development of 46 dwellings (including houses and apartments) on Phase 2B. Appraisal of this application (LU/186/21/RES) therefore relates to the reserved matters of appearance, layout, scale and landscaping of the amended house-types on Plots 42-44 and the re-siting of the garden fence on Plot 41 on Phase 2B. As the other house types, other elements of the layout remain unchanged from the approved scheme, the conclusions focus on the acceptability of the proposed changes. The outline permission was approved under LU/47/11, which was amended by LU/346/14/PL and LU/182/15/PL. LU/182/15/PL includes a Development Framework Document. The Development Framework Document ensures that the development on Plots 41-44 inclusive in the southern part of Phase 2B would have continuity in design with the future reserved matters applications that will be brought forward under the outline permission.

Policy 2 of the Littlehampton Neighbourhood Plan (NP) says: "The Neighbourhood Plan concentrates future housing, economic and community related development within the built up area boundary of Littlehampton and especially within the Fitzalan Corridor connecting the strategic housing allocations at North Littlehampton (Toddington - north of the railway) and at Courtwick Park with the Littlehampton Academy, the Town Centre, the Community Hub and 'the Green'".

The development on Plots 41-44 inclusive within the southern part of Phase 2B would be located within the western half of Hampton Park; Phase 2B is located to the east of the approved line of the southern section of the Lyminster Bypass, but to the west of the land designated for the Central Wetland Area.

ENVIRONMENTAL STATEMENT

The Environmental Statement submitted in support of LU/47/11 is adequate to assess the effects of the development on the environment and has been taken into consideration in this report.

ASSESSMENT

The whole of Hampton Park has outline planning permission (LU/47/11) for up to 1,260 dwellings. House building has commenced on the southern part of Hampton Park in accordance with the approved reserved matters applications. Phase 1 of the Persimmon Homes development is complete; the Bovis Homes development to the north east of the application site is complete. Phase 2 of the Persimmon Homes development is currently under construction (LU/121/17/RES) and development has commenced on Parcel A2 on Phase 3 (LU/305/19/RES) with approximately 20 of the dwellings completed and occupied. Development has not commenced on Phase 2B (LU/178/20/RES).

This proposed reserved matters application (LU/186/21/RES) seeks to change the house types on Plots 42 and 43 ('Coniston Corner') and Plot 44 ('Derwent') to be replaced with the 'Lockwood' house type and to re-site the rear garden fence on Plot 41 by moving it 1.0 metres into the site away from the boundary with Phase 2; all of which were previously approved under LU/178/20/RES. The key issues to be considered as part of the current reserved matters application are ones of detail and relate to appearance, scale, layout and landscaping.

LAYOUT, APPEARANCE AND CHARACTER

Phase 2B is located within the Central Wetland Character Area as set out in the approved Development Framework Document (November 2017). The Development Framework Document (DFD) says the Central Wetland Area Character Area will provide distinguished 'tunnel' development framing the main green corridor (i.e. the Central Wetland Area). The Development Framework Document goes on to say that the built form would provide large family accommodation.

Phase 2B is located immediately east of Phase 2 and faces out onto the Central Wetland Area to the east. Phase 2B is an extension of Phase 2. The 3 detached (3 bed) houses on Plots 42, 43 and 44 are orientated to face onto the Central Wetland and will, in the future face houses and apartments on Phase 5, which would be located immediately east of the Central Wetland Area. The proposed layout of the 3 detached dwellings on Plots 42, 43 and 44 on Phase 2B works as these houses would be located opposite the houses that are proposed to be constructed on Phase 5. The layout of the 3 detached houses and their associated curtilages accords with the proposed layout in the Development Framework Document and the Parameters Plan for the site.

Phase 2B comprises two parcels of land: the northern parcel and the southern parcel. The southern parcel would accommodate 30 units. The 3 detached houses (Plots 42-44) which are located within the southern parcel of Phase 2B would be accessed from the Central Spine Road to the north; the Central Spine Road would run east-west through Phase 2B. The approved layout for Phase 2B includes predominantly detached houses (including Plots 42-44), but with some semi-detached houses a 2 apartment buildings.

The front garden to Plot 44 would have a hedge and there would be a hedge running between the parking spaces in front of Plots 42 and 43; and the eastern edge of the cycleway running the length of Phase 2B would be edged by 0.6 metre high timber knee rail fences, as set out on the External Works Plan (Drawing No. 545_PL_AP2_109). The proposed hedges would be acceptable as they would provide

visually attractive features to the 3 detached houses on Plots 42-44.

The Materials Schedule (Rev. C), the External Wall Finishes Plan (Drawing No. 545_PL_AP2_106) and the Roof Finishes Plan (Drawing No. 545_PL_AP2_107) include the provision of two types of main facing bricks for the 3 detached houses (i.e. Forterra Milton Buff Brick and Ibstock Arundel Yellow Multi bricks). The pitched roofs of the houses would be covered in clay roof tiles. The detailing on the detached houses on Plots 42 and 43 would be provided by weatherboard cladding at the first floor and brick walls at the ground floor (Forterra Milton Buff Brick), and brick detailing, and the detailing of the detached house on Plot 44 would be provided by brick walls (Ibstock Arundel Yellow Multi bricks) and brick detailing. The colour and ranges of brick and the proposed detailing would ensure that the 3 detached houses are contemporary in appearance and the materials schedule is acceptable in visual terms due to the colour of the bricks, the weatherboarding, and the choice of materials. A brick wall measuring 1.8 metres high with brick on edge copings is proposed as side boundary features at Plots 42 and 43, and the brick wall would link up with the eastern gable of the detached house on Plot 44; which is acceptable visually. The rear gardens of Plots 41-44 inclusive would be enclosed by 1.8 metre high close boarded fencing, which is necessary for security purposes.

All 3 detached houses on Plots 42-44 would be provided with bin collection points at the front of each property; and a garden shed measuring 1.2 metres by 1.8m for the storage of cycles as set out on the Site Layout Plan (Drawing No. 545_PL_AP2_101) and the Parking Strategy Plan (Drawing No. 545_PL_AP2_1050, which complies with the ADC Parking Standards SPD. Refuse vehicle tracking plans (Drawing No. MBTK210520-1) have been submitted which demonstrate that refuse vehicles can manoeuvre in the southern end of Phase 2B with the turning head that has been provided alongside Plot 43.

Surface water storage would be provided in the form of underground storage tanks which would discharge surface water from the southern parcel of Phase 2B into a new outfall within the Central Wetland Area. The drainage details are not being approved, only commented on insofar as they relate to the layout. The use of underground storage tanks is acceptable at the exclusion of surface water attenuation basins and swales as there is insufficient space within Phase 2B to accommodate surface water features above the ground. Foul drainage would be carried via gravity into the existing network in Persimmon Homes Phase 2 and into the new rising main, which is operational.

In terms of parking layout, the quantum of car parking within Phase 2B has been approved under LU/178/20/RES and it amounts to 101 allocated parking spaces, 10 visitor spaces, and 8 unallocated visitor motorcycle parking spaces. The submitted layout plan (Drawing No. 545_PL_AP2_101) and the Parking Strategy Plan (Drawing No. 545_PL_AP2_105) ensure that all 3 detached houses on Plots 42, 43 and 44 have 2 on plot parking spaces, in accordance with the ADC Parking Standards SPD. The 3 detached houses have sufficient space to accommodate visitor parking on plot and there are 2 visitor parking bays located immediately opposite Plots 42 and 43. Cycle storage is provided for all 3 detached houses in garden sheds identified on the Site Layout Plan (Drawing No. 545_PL_AP2_101) and the Parking Strategy Plan (Drawing No. 545_PL_AP2_105) and the level of cycle storage is in accordance with the Parking Standards SPD. The parking provision on Plots 42-44 inclusive complies with Policy T SP1(d) of the Local Plan and the Arun District Parking Standards SPD, as it incorporates appropriate levels of parking, taking into consideration the impact of the development upon on-street parking.

The proposed reserved matters layout, scale, appearance and character reflect the guidance in the NPPF, in respect of the need to create a high standard of environment for residents, which is also reflected in the requirements of the Local Plan; and that the current application accords with Policy D DM1 and Policy D SP1 of the Local Plan, the DFD and the Arun Design Guide.

DESIGN AND FORM OF BUILDINGS

The Development Framework Document says: "the overarching design principle will be to create a built form that has strong symmetry. It will therefore deliver larger detached and semi-detached units. They will be large family houses that receive high quality treatment".

The design of the 3 detached houses on this part of Phase 2B would have contemporary facades including long form module glazing. The proposed elevations of the 3 detached houses fronting the Central Wetland Area including the provision of projecting high pitched gables incorporating long windows, the use of weatherboarding and buff brick would enhance the street-scene and provide a rhythm and a continuity to the built form fronting onto the Central Wetland Area. The use of weatherboarding, render and buff brick on the 3 detached houses on Plots 42, 43 and 44 would ensure that the design and external appearance of the houses would be of a very good quality contemporary appearance, which would set a standard a high standard for future residential development in the remaining phases at Hampton Park.

The proposed design details - materials and windows on the 3 detached houses within Phase 2B would provide a contemporary design which would enhance the appearance of Phase 2 to the west and set the standard for design on future phases to the east. It is acknowledged that the choice of a contemporary design for Phase 2B is completely different to the guidance in the Development Framework Document, but the size of the overall development at Hampton Park is large enough to accommodate both traditional and contemporary designs for houses. The proposed design and form of the 3 detached houses on Plots 42-44 is acceptable and the proposed development complies with Policy D SP1 and Policy D DM1 of the Local Plan and the Arun Design Guide.

SCALE AND BUILDING HEIGHTS

The development of two storey detached dwellings on Plots 42-44 in the southern parcel of Phase 2B is in accordance with the Parameter Plan (Vertical Alignment) approved under LU/47/11. The proposed development of 3 detached houses complies with Policy D DM1 of the Local Plan and the most up-to-date parameter plan.

DENSITY

Housing density should be in keeping with the surroundings in accordance with Policy D DM1 (13). The existing development by Persimmon Homes on Phase 1 (LU/347/14/RES) amounts to 49 dwellings per hectare and the Bovis Homes development (LU/117/15/RES) amounts to 43 dwellings per hectare which is higher than the approved development on Phase 2 (LU/121/17/RES) which comprised 41 dwellings per hectare. The approved development on Phase 2B (LU/178/20/RES) amounted to 32 dwellings per hectare which was lower than the approved development on Phase 2, but it was acceptable, as is the provision of lower density detached houses in the southern parcel of Phase 2B facing onto the Central Wetland Area which complies with the Development Framework Document.

The submitted Site Layout Plan (Drawing No. 545_PL_AP2_101) proposes 3 detached houses on Plots 42, 43 and 44 which comprise low density development in the southern part of Phase 2B facing onto the Central Wetland Area, which is in accordance with the most up-to-date parameter plan approved under LU/47/11, which was varied by LU/182/15/PL. The provision of low density housing in the southern part of Phase 2B assists in the visual transition from the higher density development in Persimmon Homes Phase 2 moving eastwards towards the Central Wetland Area. The layout on Phase 2B (i.e. 32 dwellings per hectare) is consistent in general terms with the 30 dwellings per hectare indicatively set out in the Design and Access Statement that accompanied LU/47/11. The layout provides for a density which is appropriate to the context. The density complies with Policy D DM1 (13) of the Local Plan, the Arun Design Guide and the NPPF.

LANDSCAPING

The Development Framework Document says that all the individual development parcels will be

appropriately landscaped to ensure that development blends in with both the immediate surroundings and the wider area. Laurel hedges would form the plot boundaries at the front of the houses; and native hedge planting is proposed to be planted along parts of the eastern boundary of Phase 2B where there is insufficient space to plant specimen trees.

The 3 detached houses on Phase 2B would be appropriately landscaped, as proposed on the Landscape Layout (Drawing No. 545_PL_AP2_LA400) to ensure that development blends in with the contemporary look and appearance of the houses within the southern parcel of Phase 2B at Hampton Park, overlooking the Central Wetland Area. The proposed landscaping for the 3 detached houses is a visual improvement on the approved scheme in terms of the increased amount of landscaping that is proposed in and around Plots 42-44. The proposed landscaping complies with Policy D DM1(1) and Policy D DM1(2) of the Local Plan and the Arun Design Guide.

AFFORDABLE HOUSING

The Section 106 Agreement that accompanied LU/47/11 required at least 20% provision for affordable housing and the obligation to submit an affordable housing scheme for each phase before commencement of development of each phase. Persimmon Homes Phase 2 is in two sub phases: Phase 2 and Phase 2B. Phase 2 is currently under construction and comprises 126 dwellings. The 20% affordable housing provision would have required the development of 26 affordable dwellings within Phase 2 and Phase 2B.

Persimmon Homes provided the following mix of affordable dwellings in Phase 2:

- 6 x 2-bed flats (rented);
- 4 x 2-bed houses (rented);
- 15 x 2-bed houses (shared ownership);
- 6 x 3-bed houses (rented); &
- 5 x 3-bed houses (shared ownership).

Thirty six affordable dwellings were provided in Persimmon Homes Phase 2, including 2 Lifetime Homes. The provision of 36 affordable dwellings in Phase 2 amounted to provision of 10 affordable dwellings above the minimum requirement of 20%. Phase 2B is not a separate phase and therefore does not need to include the 9 affordable dwellings (i.e. minimum 20% affordable provision). Consequently, no affordable dwellings were proposed or approved on Phase 2B and this was agreed with the ADC Housing Officer.

As required by the Section 106 Agreement, an Affordable Housing Scheme has been submitted for Phase 2 (including Phase 2B) for the Council to approve. There are no Lifetime Homes on Phase 2B which includes Plots 41-44 inclusive. The obligation in the Section 106 Agreement is that 10% of the affordable units will be Lifetime Homes across the whole development at Hampton Park. To date, 2 wheelchair accessible units have been provided (on Persimmon Homes Phase 3) and 20 Lifetime Homes (18 on the Bovis Phase and 2 on Persimmon Homes Phase 2). Therefore, 10 wheelchair accessible units and 4 Lifetime Homes are required to be provided on the remaining phases at Hampton Park to comply with the Section 106 Agreement. The parameters across the future phases will be based on the September 2018 Deed of Variation that will provide a 50:50 split between rented and shared ownership units.

HOUSING MIX

The approved housing mix on Phase 2B (LU/178/20/RES) comprises 2, 3 and 4 bed dwellings:

- 18 x 2 bedroom apartments;
- 6 x 2 bedroom houses;
- 12 x 3 bedroom houses;

- 10 x 4 bedroom houses.
- = Total of 46 dwellings (100% market + 0% affordable)

The current proposal comprises a change in house types on Plots 42-44 inclusive which would still provide three 3-bed detached houses for family accommodation, which would be SHMA compliant. However, the approved market housing mix for the whole of Phase 2B provides 2 bed apartments and 2, 3 and 4 bed houses which does not accord precisely with the SHMA, but the mix is needed to provide lower density development in a sensitive part of the site, facing onto the Central Wetland Area.

HIGHWAY ISSUES

The Central Spine Road would run east / west through Phase 2B, and a secondary street would be constructed running north / south directly off the Spine Road; the internal road hierarchy within Phase 2B has been approved under LU/178/20/RES. The secondary street would provide the principle route to serve the houses on Plots 41-44 inclusive in the southern parcel of Phase 2B. Shared surfaces and private drives would provide direct access to the driveways serving Plots 41-44 inclusive.

TREES

Condition 7 (iii) imposed on LU/47/11 required the submission of a full Arboricultural Survey. In addition, the tree protection measures required under Condition 15 imposed on LU/47/11 will be considered in a separate application for the discharge of conditions (DOCs), which will be submitted separately to this reserved matters application. The ADC Arboricultural Officer will be consulted on the tree protection measures that will be submitted with the DOC application. The detailed tree protection measures would be dealt with under a separate discharge of condition application dealing with Condition 15.

HERITAGE ASSETS

Paragraph 195 of the NPPF (2021) requires great weight to be given to the conservation of heritage assets. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 202 of the NPPF (2021). Paragraph 202 of the NPPF (2021) says that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum value".

The application site is located in the southern parcel of Phase 2B, which is close to two listed buildings: The Old Farmhouse & Holly Cottage and Dovecote at Toddington Farm; and it is also in close proximity to a third: Toddington House. The retention of the existing boundary screening associated with the heritage assets would help with the issue of inter-visibility between them and the proposed change of house types on Plots 42-44 inclusive and the change to the rear garden fence on Plot 41 on Phase 2B.

Having had regard for the principles established under LU/47/11 and LU/178/20/RES, the consultation response from the ADC Conservation Officer, together with the layout of the residential development, the proposed amendments to the house types on Plots 42-44 inclusive and the re-siting of the rear garden fencing by 1.0 metre on Plot 41 away from the boundary with the houses on Phase 2, would not cause further harm to the significance of the heritage assets or their settings and the development is found to be acceptable, in accordance with paragraph 202 of the NPPF (2021). The proposed development is acceptable and complies with Policy HER DM1 of the Local Plan in terms of impact on listed buildings and the NPPF in that it protects the setting of Listed Buildings.

NOISE POLLUTION

A Noise Report required under Condition 37 will be considered in a separate application for the discharge of conditions (DOCs), which will be submitted separately to this reserved matters application. Condition 38 imposed on the outline permission (LU/47/11) requires all ground level private amenity space to have a predicted noise level of less than or equal to LAeq, 55dB (measured over a 1 hour

period) within the first 5 metres from the building facade.

RESIDENTIAL AMENITY

The proposed location and orientation of the 3 detached dwellings on Plots 42-44 inclusive on the layout plan (Drawing No. 545_PL_AP2_101) shows that they are all more than 10 metres from the existing houses on Phase 2 and therefore should ensure that neighbouring residential amenity is not adversely affected by either the loss of privacy or by overlooking. The changes in levels between Phase 2B and the Central Wetland Area would ensure the 3 detached houses would look visually dramatic as they would be raised up above the wetland area, but the change in levels would not result in any amenity impacts in terms of overlooking or loss of privacy as all of the properties would be on the same level ground surface. The proposed amendments to the house types on Plots 42-44 inclusive and the re-siting of the rear fence by 1.0 metre on Plot 41 comply with Policy D DM1(3) of the Local Plan in terms of impact upon neighbouring residential amenity.

EXTERNAL SPACE STANDARDS

The submitted Layout Plan (Drawing No. 545_PL_AP2_101) shows all 3 detached houses on Plots 42-44 inclusive with rear/side gardens that measure a minimum of 10.5 metres in length, in accordance with the Arun Design Guide. The site layout includes 20 metre back to back stand-off distances and 14 metre sided side back distances, which are acceptable and in accordance with the Arun Design Guide.

INTERNAL SPACE STANDARDS

The floor plans of the 3 detached houses on Plots 42-44 inclusive where it specifies the number of bedrooms, the occupancy and the square metres of floor space have been cross referenced with the Nationally Described Space Standard (NDSS) table (Table 1). The minimum gross internal floor areas of all 3 detached houses on Plots 42-44 on Phase 2B comply with Policy D DM2 and meet the NDSS requirements.

CLIMATE CHANGE

The proposed east/west orientation of the 3 detached houses on Plots 42-44 inclusive on Phase 2B would ensure maximum solar gain and would comply with Policy ECC SP1 of the Local Plan. In terms of energy generation, the proposed development includes a fabric first specification together with heating and ventilation systems and the provision of solar panels on Plot 42. An Energy Report required under Condition 31 of LU/47/11 will be submitted in a separate application for the discharge of conditions. Appropriate provision should be made for electric vehicle (EV) charging points to be installed at Plots 41-44 inclusive on Phase 2B, in accordance with paragraph 2.8 of the ADC Parking Standards SPD, January 2021. This should be conditioned. Subject to a condition requiring the provision of EV charging points, the proposed amendments to the approved houses on Plots 42-44 inclusive comply with Policy ECC SP1 and Policy ECC SP2 of the Local Plan, in terms of on-site energy generation and mitigating climate change.

SUMMARY

This reserved matters application seeking approval for appearance, scale, layout and landscaping is acceptable. The proposed amendments to the house types on Plots 42-44 inclusive and the re-siting of the rear fence on Plot 41 by 1.0 metre in the southern parcel of Phase 2B would result in a well designed, high quality contemporary scheme which seeks as far as possible to integrate itself within the approved development on Phase 2B and with the existing developments in Persimmon Homes Phase 2, and at the same time raise the standard of design for future phases of residential development at Hampton Park, in what will be a prominent location overlooking the Central Wetland Area.

RECOMMENDATION

It is therefore recommended that this application for reserved matters is approved and the following conditions be imposed.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

There is a Section 106 agreement which accompanied the outline planning permission (LU/47/11) regarding the provision of on-site and off-site infrastructure. There are a number of Deeds of Variation to the S106 Agreement, which include changes to the provision of affordable housing and occupation triggers for the delivery of the highway works. The Deeds of Variation are covered under planning permissions LU/346/14/PL, LU/182/15/PL, reserved matters approval LU/305/19/RES and planning obligation application LU/337/20/PO.

As required by the Section 106 Agreement, a Landscaping Scheme has been submitted for Phase 2 (including sub-phase 2B) for the Council to approve.

As required by the Section 106 Agreement, an Affordable Housing Scheme has been submitted for Phase 2 (including sub-phase 2B) for the Council to approve.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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. 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. 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.

- 6 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.

- 7 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.

- 8 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.

- 9 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.

- 10 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.

- 11 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.

- 12 **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.
- 13 **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.