

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/206/21/RES

LOCATION: Phase 5 Hampton Park
Toddington Lane
Littlehampton
BN17 7PL

PROPOSAL: Approval of reserved matters following outline consent LU/47/11/ for the development of 261 No. dwellings, the formation of green swale (SuDs feature) and the construction of part of the Central Spine Road running through Phase 5 at Hampton Park and southwards to link up with Toddington Lane. This site is in CIL zone SP2 and is not CIL Liable as strategic site.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of Reserved Matters for the erection of 261 dwellings, comprising a mix of 1, 2, 3 and 4 bed houses and apartments, including 52 affordable units (i.e. 20% provision in accordance with the Section 106 Agreement); the formation of a green swale (SuDs feature); and the construction of a section of the Central Spine Road linking-up Phase 5 with Toddington Lane; and associated works following the granting of LU/47/11 on Phase 5 at Hampton Park. The reserved matters that are being applied for comprise appearance, scale, layout and landscaping. The Phase 5 residential development falls within 4 Character Areas: the Central Wetland Character Area, the Green Edges Character Area, the Central Spaces Character Area and the Central Spine Road; as set out in the approved Development Framework Document (November 2017), which accompanied the Section 73 application (LU/182/15/PL) for Hampton Park.
SITE AREA	8.9 hectares. (6.39 hectares nett developable land)
RESIDENTIAL DEVELOPMENT DENSITY	41 dwellings per hectare (nett developable area).
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by this proposal.
BOUNDARY TREATMENT	To the west of the site there are other phases of Hampton Park residential development, which have been or are being constructed. The northern boundary of the site is lined with trees which back onto the Black Ditch. To the south of the site is the railway line which lined with metal fencing, scatter trees and a small bank. East of the site is land proposed to be within the Phase 6 parcel of Hampton Park.
SITE CHARACTERISTICS	The site is part of a former nursery, which is located north of

Littlehampton. This area is known as North Littlehampton Strategic Development Area, and marketed as Hampton Park. Surrounding phases of the site have been or are being constructed. The site is bounded to the north by the Black Ditch, beyond is open fields. To the south of the site is allocated land for a Community Hub, including a new primary school. The eastern boundary of the site is allocated for residential development, sports pitches and changing facilities. The western boundary is formed by land designated for the Central Wetland Area.

CHARACTER OF LOCALITY

Toddington residential area is located south of the railway, and the village of Lyminster lies to the north. Wick is located to the west of Hampton Park. 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 the development plan. This application affects a public right of way.	App Cond with S106 23-01-13
PAA/36/20/	Proposal for 299 homes on Phase 5 consisting of 2, 3 and 4 bed dwellings, including 20% affordable dwellings; the Main Infrastructure (Central Spine Road, Central Wetland Area and green swales); the Community Hub; the mixed use proposals for the designated retail parcels and civic square situated around the Commercial Hub; and the refreshed Masterplan.	Refused 27-07-20

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/369/21/RES	Approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the formation of the Central Wetland Area and the construction of the Central Spine Road running across the Central Wetland area, linking up Phase 5 and Phase 2B (also known as Phase 4). This site is in CiL Zone SP2 and is not CIL Liable as strategic site.	
LU/178/20/RES	Approval of reserved matters following outline consent LU/47/11 for 46 No. dwellings.	ApproveConditionally 07-05-21
LU/186/21/RES	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.	ApproveConditionally 02-09-21

Application LU/182/15/PL varied conditions 4,6,7,8, 39 & 42 on outline consent LU/47/11/. Condition 6 revised wording now incorporates and approves the The Development Framework Document (August 2017). This document provides further design guidance, building on the overarching principles set out in LU/47/11.

A pre-application (PAA/36/20) enquiry was submitted on 23rd April 2020, for the development of 299 houses and apartments on the site and the provision of infrastructure including the construction of the Central Spine Road. It was concluded that based on the information submitted, were a reserved matters application to be submitted it would be likely to be refused for the following reasons:

- The pre-application did not set out how the proposal accorded with the Arun Design Guide or the National Guide.
- The proposed tenure mix of the affordable dwellings was not SHMA compliant.
- The layout needed to be re-configured, so dwellings faced Central Wetland Area, the Black Ditch and green swale.
- The trees along the Central Spine Road needed to be located within the public realm to form an avenue of trees.
- Crossings (bridges) were required across the green swales for pedestrians and cyclists.
- There was a lack of connectivity for pedestrians and cyclists in and around Hampton Park.
- The LAPs needed to be re-located in more prominent positions within Phase 5.

Persimmon Homes were strongly urged to submit one reserved matters application covering both the main infrastructure (i.e. the Central Spine Road, the Central Wetland Area and the green swales) and incorporating the proposed housing on Phase 5 as one integrated development, as they are inextricably linked; and the Central Wetland Area is an integral part of the surface water drainage network and the informal open space provision for Phase 5.

Contrary to advice from the Local Planning Authority at pre-application (PAA/36/20) stage, two separate reserved matters applications have been submitted. The LPA needs to consider the two applications on their own merits.

REPRESENTATIONS

LITTLEHAMPTON TOWN COUNCIL:

No objection- No further comments have been supplied after the latest re-consultation on the 24th May 2022.

Two public representations objecting to the proposal, in regard to ecology, highways and drainage.

COMMENTS ON REPRESENTATIONS RECEIVED:

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

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NATIONAL HIGHWAYS:

No objection.

LOCAL HIGHWAY AUTHORITY:

A previous objection was lodged due to further information requested. This information has now been provided, and the WSCC Officer raises no objection to the proposals.

WSCC PUBLIC RIGHTS OF WAY TEAM:

No objection.

WSCC FIRE AND RESCUE SERVICE:

No objection.

A condition is required for fire hydrants to ensure dwellings are within 150m of a fire hydrant.

SPORT ENGLAND:

No comments to make on this reserved matters application.

ADC HOUSING:

No objection.

ADC ECONOMIC REGENERATION:

No comments to make on this reserved matters application.

ICOSA:

No objection.

ENVIRONMENT AGENCY:

No objection.

LEAD LOCAL FLOOD AUTHORITY:

No comments to make on this reserved matters application.

ADC DRAINAGE:

The Drainage Officer does not raise an objection to the reserved matters application. However, there are concerns that need to be addressed via a discharge of condition application.

ENVIRONMENTAL HEALTH:

No objection.

Mechanical means of acoustically treated artificial ventilation should be provided to all houses and flats facing onto the Central Spine Road, so future occupants will have option of controlling thermal comfort with the windows closed.

NATURAL ENGLAND:

No objection.

ADC ECOLOGY:

No objection.

The conclusions in the Ecological Mitigation and Management Plan, October 2021 are satisfactory. The Ecological Mitigation and Management Plan will be re-submitted under a separate discharge of condition application.

ADC ARCHAEOLOGY:

No objection.

This area has been investigated satisfactorily and no further archaeological fieldwork is warranted.

ADC CONSERVATION OFFICER:

Phase 5 is close to two listed buildings: The Old Farmhouse & Holly Cottage and the Dovecote at Toddington Farm; and it is also close to a third: Toddington House. The settings of the listed buildings have already been impacted upon as a result of the existing/emerging development. Subject to the retention of the existing boundary screening, the development would cause no harm to the settings of the assets. There are to be junction improvements to the tie-in point of the Central Spine Road with Toddington Lane; and the plans indicate that the road/junction would come no closer to the listed buildings and their curtilage listed walling than at present. Therefore, on this basis, the proposal would not cause further harm to the significance of the assets or their setting.

ADC GREENSPACE:

No objection and no further comments are re-consultation.

The amended play equipment offered in the LEAP provides an inclusive and accessible play with a variety of differing play experiences, compliant safety surfacing, seating and bins. The LEAP has been enlarged to 460m2 and is proposed to be enclosed by bow top railings. The amended landscaping scheme includes a suitable mix of evergreen and deciduous mixed ornamental and native species and a number of larger trees.

ADC ARBORICULTURE:

No consultation response was submitted.

SUSSEX POLICE:

No objection.

The development should be designed to Secured by Design standards. The apartments should be fitted with access controls. Communal parking must be within view of an active room within a property. Ground planting should not be higher than 1.0 metre, with tree canopies no lower than 2.0 metres. Bollard lighting is not appropriate as it does not project sufficient light at the right height. The play areas should be surrounded with railings with self closing gates.

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 Arun Local Plan.
 Within the North Littlehampton Strategic Development Area (SDA).

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
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
WDM3	W DM3 Sustainable Urban Drainage Systems
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, The South Inshore & South Offshore Marine Plan 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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "that in considering whether to grant planning permission for development which affects listed building or its settings, the Local Planning Authority shall have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses."

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 proposed scale, layout, appearance and landscaping of the residential development on Phase 5 would materially enhance the character and appearance of the residential development. The development would provide a mixture of contemporary and traditionally designed dwellings, that is in accordance with the approved Development Framework Document, 2017. The construction of a section of the Central Spine Road running through Phase 5, and linking up with Toddington Lane would provide essential highway infrastructure. The proposed development of Phase 5 and the Central Spine Road comply with the approved Development Framework Document, 2017, the Movement Parameter Plan, the relevant Development Plan policies and the NPPF.

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Section 38(5) states: "If to any extent a policy contained in a development plan for an area conflict with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Therefore, the Arun Local Plan takes precedence over the Littlehampton Neighbourhood Plan, should there be any conflict between the two.

The principle of development at Hampton Park was established through outline planning application LU/47/11 for mixed use development comprising, up to 1,260 residential dwellings, employment space, a hotel, a care home, a new primary school, community centre, youth and leisure facilities,

This application seeks approval of Reserved Matters for the erection of 261 dwellings; the formation of a green swale and the construction of a section of the Central Spine Road linking-up Phase 5 with Toddington Lane. The reserved matters that are being applied for comprise appearance, scale, layout and landscaping.

Therefore, the principle has been established and deemed acceptable, subject to the proposal according with the relevant material considerations below.

COMPLIANCE OF THE PROPOSAL WITH OUTLINE CONDITIONS

Several conditions imposed on the outline approval set parameters for the nature and form of the proposed development and these have been summarised below.

Condition 4 states that development shall be carried out in accordance with approved plans which consist of a Masterplan (GR.L-002 Rev A), Parameter Plans Uses (GR.L-006 Rev A), Vertical Alignment (GR.L-008 Rev A), Horizontal Alignment (GR.L-009 Rev A), Vehicular Access (GR.L-010 Rev A), Play and Fitness Routes (GR.L-011 Rev A) and Pedestrian and Cycle Access (GR.L-014 Rev B). The development as proposed accords with these plans.

Revised by application LU/182/15/PL, Condition 6 states development shall not be carried out except in substantial accordance with the updated illustrative masterplan drawing number GR. L-002 Rev B (Masterplan), the Design and Access Statement incorporating Design Guidance dated February 2011 and the Development Framework Document (August 2017). The development as proposed accords with the approved documents.

Conditions 10, and 13 required that details of the proposed surface water drainage and foul drainage schemes be agreed prior to commencement. Therefore, the design of the drainage scheme does not need to be considered as part of the determination of this application for RM approval.

An Arboricultural Assessment has been submitted, which states that there are no notable trees growing within Phase 5. Condition 7 (iii) imposed on LU/47/11 required the submission of a full Arboricultural Survey. Detailed 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 LU/206/21/RES. The ADC Arboricultural Officer will be consulted on the detailed tree protection measures that will be submitted in the DOC application

Condition 37 requires the submission of a Noise Report, which will be considered separately as a discharge of condition application. In addition to this Condition 38 imposed on LU/47/11 required all ground level private amenity space to have a predicated noise level of less than or equal to LAeq, 55dB (measured over a 1-hour period) within the first 5m from the building facade. This will be fully assessed on the submission of a discharge of condition application.

LAYOUT, APPEARANCE AND SCALE

Arun Local Plan (ALP) Policies D DM1, D SP1 and LAN DM1 are relevant in respect of design and character. In addition, Policy AH SP2 seeks to ensure that affordable housing is visually indistinguishable from market housing and that layouts avoid large clusters of affordable dwellings.

The National Design Guide (NDG) is a material consideration in the determination of this application as well as the Arun Design Guide. The application has been prepared to accord with the Development Framework Document (August 2017) as well as the parameter plans approved through the approval of LU/47/11.

The proposed layout has been considered against the requirements of the Design Code in respect of street pattern, road hierarchies, character areas, density, scale, public open space and pedestrian and cycle infrastructure.

The site layout has taken account of the wider setting of the site with the dwellings facing outwards to address the public open space and surrounding landscape features. The central spine road for the

development runs through Phase 5 with the dwellings addressing the route and junctions. Apartments have been used to the north and south of the spine road on the western boundary of the site to provide a gateway into the phase from the central wetland open space. On the eastern boundary three storey development has been used to provide a strong frontage with the central spine road and future phase 6 development.

In terms of the affordable housing this is well distributed across the site with clusters of single tenure types largely avoided. However, it has been noted that the house types (other than the flats) which make up the affordable housing mix are only present as affordable units on the site. However, given the designs and sizes of the dwellings these will appear indistinguishable from the market dwellings.

The proposed layout will accord with the principles established through the Development Framework Document as well as policies D DM1 and LAN DM1 of the ALP.

The proposed area follows four-character areas, the Central Wetland Area, Central Spaces, Green Edges and The Spine Road. These character areas accord with the approved Development Framework plan and help to provide a scheme with a strong sense of identity and creates and visually interesting contrast of development within the site. The proposed design and form of the houses and the five apartment buildings is acceptable and the proposed development on Phase 5 complies with Policy D SP1 and Policy D DM1 of the Local Plan, the Arun Design Guide, and the Development Framework Document for Hampton Park.

PUBLIC OPEN SPACE & PLAY

ALP policies OSR DM1 and HWB SP1 are relevant to the consideration of public open space and play provision. However, there are no applicable policies contained within the Littlehampton Neighbourhood Plan (LNDP). The Council's supplementary planning document (SPD) for 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020) sets out specific requirements for on-site public open space (POS) and play provision.

In this case the play provision and overarching strategy for POS was established through the outline approval. Four Local Areas of Play (LAPs) are proposed within the site layout, and these are well distributed throughout the site. A Locally Equipped Area of Play (LEAP) is provided on the eastern boundary of the site and incorporates a combination of timber and metal play equipment consisting of swings, climbing, jumping, and turning play experiences as well as bin facilities. The play provision has been considered by the Council's Leisure and Landscape Officer who has confirmed that the play provision would be inclusive and accessible with an acceptable variety of play experiences.

The principles of public open space (POS) provision were established through the outline planning permission and Development Framework Document (DFD). The proposed POS is in accordance with these previously agreed details with the future residents having adequate access to open space.

Therefore, the proposed development is in accordance with policies OSR DM1 and HWB SP1 of the ALP.

LANDSCAPING, TREES, AND ECOLOGY

ALP policies D DM1, LAN DM1 and D SP1 are relevant to the consideration of landscaping and trees. The landscape strategy achieves a good balance between planting and open space, with the tree lined avenue along the central spine road, the central wetland area and the green swale providing a variety of landscape features. The area adjacent to the Black Ditch includes the retention of existing hedgerows and vegetation with this strengthened through the addition of new planting.

The proposed planting strategy provides screening for parking areas and off-street parking and filters views into the development from prominent views for the north of the site.

The proposed landscape strategy has been considered by the Council's Landscape Officer who has raised no objection confirming that the proposed landscaping scheme includes a suitable mix of evergreens and deciduous mixed ornamental and native species and larger trees which will provide instant impact.

Therefore, the proposed landscaping across the site complies with the Development Framework Document and Policies D DM1, LAN DM1 and D SP1 of the ALP.

An objection has been received in relation to impacts of surface water runoff on ecology. The County Ecologist has been consulted on the proposal and does not raise an objection to the development. The submitted Ecological Mitigation and Management Plan (Oct, 2021) is acceptable, but will require formal discharge through the discharge of conditions process. As such, the proposal is in accordance with policy ENV SP1 and ENV DM5 of the ALP.

HERITAGE

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states "that in considering whether to grant planning permission for development which affects listed building or its settings, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Paragraph 199 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 viable use".

Several listed buildings are situated near the application site, this includes The Old Farmhouse, Holly Cottage, and Dovecote at Toddington Farm, and Toddington House. The Council's Conservation Officer has been consulted on the proposed development and has advised that the setting of the listed buildings have already been impacted upon because of the existing/emerging development, but that with the retention of the existing boundary screening the proposals will not result in any further harm to the setting of the assets.

However, concerns were initially raised by the Conservation Officer in relation to the junction improvement to the tie in point of the new spine road with Toddington Lane. This was identified as being the closest point to two of the listed buildings and that further information to help understand what these improvements would be and if they would have an impact on the settings of the listed buildings. Further detail was provided concerning this and the Conservation Officer confirmed that the proposals were acceptable with the junction and road being no closer to the listed buildings and their curtilage listed walling than at present. It was also identified as positive that the proposed pavement would be on the southern side of the road, and therefore further away from the heritage assets.

It was requested that assurances were provided to confirm that the boundary walling would not be harmed during the construction phase either directly or indirectly because of ground disturbance. Consideration has been given to the proposed General Arrangement Plan (A/PHLITTLE-MAIN.1/10.3 T9) which shows the spine roads location and layout. The LPA are satisfied that the proposed works are

suitably distance from the wall that it is unlikely that they would result in any damage or disturbance of the wall. However, in the unlikely event that damage did occur the developer would have the responsibility of repairing this to an acceptable standard. As such the proposed condition is not considered necessary in this case.

The proposed residential development of Phase 5 and the section of the Central Spine Road linking up with Toddington Lane would not result in harm to the significance of the heritage assets or their setting. Therefore, development is found to be acceptable, and in accordance with policy HER DM1 of the ALP.

HOUSING MIX AND AFFORDABLE HOUSING

ALP policy H DM1 provides for a mix of housing to meet local needs and requires all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The supporting text (12.2.4) acknowledges that the final mix will be negotiated on a site-by-site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA).

The applicant is proposing the following mix for the market dwellings on site:

1 Bed - 6
 2 Bed - 62
 3 Bed - 118
 4 Bed - 23
 Total - 209

The proposed mix of affordable dwellings would deviate from the suggested broad mix identified through the Council's 'Updated Housing Needs Evidence - September 2016'. However, the mix has been prepared and agreed through negotiation and s106 requirements. and it has been deemed acceptable by the Council's Housing Strategy and Enabling Manager.

In relation to affordable housing the following mix and tenure split is proposed:

	Rented	Intermediate	Total
1 Bed	0	0	0
2 Bed	16	18	34
3 Bed	11	5	16
4 Bed	2	0	2
Total	29	23	52

This mix is predominantly in accordance with the suggested broad mix specified in Table 1 of the Council's 'Updated Housing Needs Evidence- September 2016'. With the exceptions of a 2% and 10% under provision in one bed and two bed market dwellings, and an over provision of 3 bed dwellings by 14%. As identified above the housing mix will be identified on a site-by-site basis and in this case the proposed mix leans slightly towards three bed dwellings which is deemed acceptable. This mix will ensure that lower densities along the boundaries and green infrastructure. Therefore, the proposed housing mix is deemed to be acceptable and ensure the provision of housing which will meet local needs whilst respecting the setting of the site.

RESIDENTIAL AMENITY

ALP policies D DM1, D DM2, QE SP1 and QE SP2 are relevant. The Council's Design Guide sets out guidance on interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front: min. 16m between habitable rooms of properties facing each other.
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.
- There are no standards for either side to side or front to back.

The proposed layout and orientation of the dwellings ensures that the proposal will not have adverse impact on residential amenities by either loss of privacy or overlooking. The proposed Layout Plan confirms that the site layout accords with the Arun Design Guides interface distance guidelines and there is no conflict with policies D DM1 and QE SP1.

The floorplans of each house/ apartment have been cross referenced with the Nationally Described Space Standards (NDSS). The minimum gross internal floor areas of the houses and apartment buildings on Phase 5 meet the NDSS requirements.

As such the proposal would not result in any adverse impact to residential amenity, and complies with policy D DM2 and the Arun Design Guide.

PARKING, ROADS, AND PUBLIC FOOTPATHS

ALP policies T DM1 and T SP1 and LNP policy 22 are relevant although the latter has reduced weight due to the adoption of the Arun Parking Standards SPD. The advice of WSCC Highways is summarised above and they raise no objection to the layout subject to conditions. Furthermore, the access arrangements were approved by the outline planning permission. Therefore, in terms of highways safety the proposal is in accordance with policies T SP1 and T DM1 of the ALP and will not have an unacceptable adverse impact upon the safe operation of the highways network.

The application proposes a total of 547 allocated parking spaces, 50 visitor spaces, and 28 unallocated motorcycle parking spaces, which accords with the requirements of the Arun Parking SPD. The level of parking provision has been confirmed by WSCC as the Local Highways Authority as acceptable and would not result in significant overspill car parking within the development or the surrounding roads. Details of cycle parking for all dwellings and apartment buildings has been provided as part of the reserved matters submission are deemed acceptable. In addition to this, a condition has been applied to ensure that no dwelling shall be occupied until the roads, footways and parking serving that dwelling have been constructed and are available to use.

Road widths in this case are in accordance with the principles of road hierarchy established in the Masterplan for Pedestrian & Cycle Access Routes. These are also consistent with the neighbouring development previously permitted at Hampton Park and are as follows:

Primary Route- 6.2m

Secondary Routes- 4.8m

Shared footways/ cycleways measuring 3.0m are proposed to allow ease of movement through the layout and connect to other areas of Hampton Park. The WSCC Public Right of Way Officer has reviewed the submission and raises no objection to the proposed footway/ cycle links across the site. Given that the site layout respects and enhances existing public rights of way and provides new foot and cycle paths as part of the development, the proposal is in accordance with Policy T DM1 and T SP1 as well as the Arun Parking SPD.

WASTE MANAGEMENT

Policy WM DM1 of the ALP is relevant but, in this case, there are no issues with refuse vehicles accessing the site from Toddington Lane, and the application is supported by refuse vehicle tracking as well as details of individual bin storage and communal bin stores. The application achieves sufficient provision for the storage of waste and that kerbside collect is possible for all dwellings. As such, the development accords with policy WM DM1 of the ALP.

CLIMATE CHANGE

Condition 31 on the outline permission required the approval of measures to reduce energy conservation and achieve a 10% annual energy reduction. As these details are required to be separately approved through the discharge of this condition, it is not reasonable to also require compliance at the reserved matters stage. In addition to this, the provision of EV charging points has been provided within the details of this reserved matters application. As such, the proposal is in accordance with policy ECC SP1 and ECC SP2.

SUMMARY

The proposed residential development of 261 dwellings would result in a well-designed high-quality scheme combining traditional and contemporary architectural styles and the proposed development would integrate with the existing development. The formation of a Green Swale would provide part of the overall surface water drainage scheme for the site; and the construction of a section of the Central Spine Road would like the development to Toddington Lane would ensure that Hampton Park is integrated into the local highways network. The details contained within this application in relation to appearance, layout, scale and landscaping are acceptable and are in accordance with the Development Framework Document, the policies in the Development Plan and the NPPF.

RECOMMENDATION

It is therefore recommended that this application for Reserved Matters is approved, subject to the following conditions.

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.

RECOMMENDATION

APPROVE CONDITIONALLY

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

- Drawing No. 546_PL_001 Rev. A - Location Plan
- Drawing No. 546_PL_100a Rev. G - Planning Layout: Colour
- Drawing No. 546_PL_101 Rev. E - Tenure Plan
- Drawing No. 546_PL_102 Rev. E - Storey Heights Plan
- Drawing No. 546_PL_103 Rev. E - Unit Types Plan
- Drawing No. 546_PL_104 Rev. F - External Works Plan
- Drawing No. 546_PL_105 Rev. F - Parking Strategy Plan
- Drawing No. 546_PL_106 Rev. F - Refuse & Fire Strategy Plan
- Drawing No. 546_PL_107 Rev. F - Materials Plan
- Drawing No. 546_PL_108 Rev. F - Movement Plan
- Drawing No. 546_PL_109 Rev. E - Character Plan
- Drawing No. 546_PL_110 Rev. E - Roof Finishes Plan
- Drawing No. 546_PL_111 Rev. AC- Key Buildings Plan
- Drawing No. 546_PL_PROW_01 Rev. B - Public Right of Way Diversion Plan
- Drawing No. 546-PL-GAR-01 Rev. A - Single Garage: Elevations & Floor Plan
- Drawing No. 546-PL-GAR-02 Rev. A - Double Garage (Single Occupier): Elevations & Floor Plan
- Drawing No. 546-PL-GAR-03 Rev. A - Double Garage (Twin): Elevations & Floor Plan
- Drawing No. 546-PL-BCS-01 Rev. A - Bin & Cycle Store: Block AA: Elevations & Floor Plan
- Drawing No. 546-PL-BS-01 Rev. A - Bin Store: Block AB: Elevations & Floor Plan
- Drawing No. 546-PL-SHED-01 - Shed: Proposed Plans & Elevations
- Drawing No. 546-PL-SS-01 Substation: Elevations & Floor Plan
- Drawing No. 546-PL-CW-BAA-E1 Rev. A - Block AA - Elevation - Plots 42-50
- Drawing No. 546-PL-CW-BAA-E2 - Block AA - Elevation - Plots 42-50
- Drawing No. 546-PL-CW-BAA-E3 - Block AA - Elevation - Plots 42-50
- Drawing No. 546-PL-CW-BAA-P1 Rev. A - Block AA - Ground Floor Plan - Plots 42-50
- Drawing No. 546-PL-CW-BAA-P2 - Block AA - First Floor Plan - Plots 42-50
- Drawing No. 546-PL-CW-BAA-P3 - Block AA - Second Floor Plan - Plots 42-50
- Drawing No. 546-PL-CW-BAB-E1 Rev. A - Block AB - Elevations - Plots 74-82
- Drawing No. 546-PL-CW-BAB-E2 Rev. A - Block AB - Elevations - Plots 74-82
- Drawing No. 546-PL-CW-BAB-E3 Rev. A - Block AB - Elevations - Plots 74-82
- Drawing No. 546-PL-CW-BAB-P1 Rev. A - Block AB - Ground Floor Plan - Plots 74-82
- Drawing No. 546-PL-CW-BAB-P2 Rev. A - Block AB - First Floor Plan - Plots 74-82
- Drawing No. 546-PL-CW-BAB-P3 Rev. A - Block AB - Second Floor Plan - Plots 74-82
- Drawing No. 546-PL-GE-BAC1-E1 Rev. A - Block AC-1 - Elevations - Plots 190-200; 201-211
- Drawing No. 546-PL-GE-BAC1-E2 Rev. A - Block AC-1 - Elevations - Plots 190-200; 201-

211

- Drawing No. 546-PL-GE-BAC1-E3 Rev. A - Block AC-1 - Elevations - Plots 190-200; 201-211
- Drawing No. 546-PL-GE-BAC1-P1 Rev. A - Block AC-1 - Ground Floor Plan - Plots 190-200; 201-211
- Drawing No. 546-PL-GE-BAC1-P2 -Rev. A Block AC-1 - First Floor Plan - Plots 190-200; 201-211
- Drawing No. 546-PL-GE-BAC1-P3 Rev. A - Block AC-1 - Second Floor Plan - Plots 190-200; 201-211
- Drawing No. 546-PL-GE-BAC2-E1 Rev. A - Block AC-2 + Coach House - Elevations - Plots 151-161
- Drawing No. 546-PL-GE-BAC2-E2 Rev. A - Block AC-2 + Coach House - Elevations - Plots 151-161
- Drawing No. 546-PL-GE-BAC2-P1 Rev. A - Block AC-2 + Coach House - Ground Floor Plan - Plots 151-161
- Drawing No. 546-PL-GE-BAC2-P2 Rev. A - Block AC-2 + Coach House - First Floor Plan - Plots 151-161
- Drawing No. 546-PL-GE-BAC2-P3 - Re. A - Block AC-2 + Coach House - Second Floor Plan - Plots 151-161
- Drawing No. 546-PL-CW-WAR-E1 - Wareham House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-CW-WAR-P1 - Wareham House Type - Floor Plans
- Drawing No. 546-PL-CW-SHE-E1 Rev. A - Sherwood House Type - Elevations - Brick
- Drawing No. 546-PL-CW-SHE-P1 Rev. A - Sherwood House Type - Floor Plans
- Drawing No. 546-PL-CW-CHAC-E1 Rev. A - Charnwood Corner House Type - Elevations - Weatherboard
- Drawing No. 546-PL-CW-CHAC-P1 Rev. A - Charnwood Corner House Type - Floor Plans
- Drawing No. 546-PL-CW-CHA-E1 - Charnwood House Type - Elevations - Brick
- Drawing No. 546-PL-CW-CHA-P1 - Charnwood House Type - Floor Plans
- Drawing No. 546-PL-CW-CHA-E2 Rev. A - Charnwood House Type - Elevations - Weatherboard
- Drawing No. 546-PL-CW-CHA-P2 Rev. A - Charnwood House Type - Floor Plans
- Drawing No. 546-PL-CW-WHI-E1 Rev. A - Whiteleaf House Type - Elevations
- Drawing No. 546-PL-CW-WHI-P1 Rev. A - Whiteleaf House Type - Floor Plans
- Drawing No. 546-PL-CW-WHI-E2 Rev. A - Whiteleaf House Type - Elevations + Bay
- Drawing No. 546-PL-CW-WHI-P2 Rev. A - Whiteleaf House Type - Floor Plans + Bay
- Drawing No. 546-PL-CW-MAR-E1 Rev. A - Marylebone plans House Type - Elevations - Weatherboard
- Drawing No. 546-PL-CW-MAR-P1 Rev. A - Marylebone House Type - Floor Plans
- Drawing No. 546-PL-CW-MAR-E2 - Marylebone House Type - Elevations - Weatherboard + Bay
- Drawing No. 546-PL-CW-MAR-P2 - Marylebone House Type - Floor Plans + Bay
- Drawing No. 546-PL-GE-DAN-E1 Rev. A - Danbury House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-GE-DAN-P1 Rev. A - Danbury House Type - Floor Plans
- Drawing No. 546-PL-GE-WAR-E1 Rev. A - Danbury House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-GE-WAR-P1 Rev. A - Danbury House Type - Floor Plans
- Drawing No. 546-PL-GE-WAR-E2 Rev. A - Danbury House Type - Elevations - Brick - Terrace 3
- Drawing No. 546-PL-GE-WAR-P2 Rev. A - Danbury House Type - Floor Plans
- Drawing No. 546-PL-GE-SHE-E1 Rev. A - Sherwood House Type - Elevations - Brick
- Drawing No. 546-PL-GE-SHE-P1 Rev. A - Sherwood House Type - Floor Plans
- Drawing No. 546-PL-GE-CHAC-E1 Rev. A - Charnwood Corner House Type - Elevations - Tile Hanging

- Drawing No. 546-PL-GE-CHAC-P1 Rev. A- Charnwood Corner House Type - Floor Plans
- Drawing No. 546-PL-CW-CHAC-E2 Rev. A - Charnwood Corner House Type - Elevations - Weatherboard
- Drawing No. 546-PL-CW-CHAC-P2 Rev. A - Charnwood Corner House Type - Floor Plans
- Drawing No. 546-PL-GE-CHA-E1 Rev. A - Charnwood House Type - Elevations - Tile Hanging
- Drawing No. 546-PL-GE-CHA-P1 Rev. A - Charnwood House Type - Floor Plans
- Drawing No. 546-PL-GE-SAU-E1 Rev. A - Saunton House Type - Elevations - Brick/Render - Semi
- Drawing No. 546-PL-GE-SAU-P1 Rev. A - Saunton House Type - Floor Plans
- Drawing No. 546-PL-GE-SAU-E2 Rev. A - Saunton House Type - Elevations - Brick/Render - Terrace 3
- Drawing No. 546-PL-GE-SAU-P2 Rev. A - Saunton House Type - Ground + First Floor Plans
- Drawing No. 546-PL-GE-SAU-P3 Rev. A - Saunton House Type - Second Floor Plan
- Drawing No. 546-PL-GE-SAU-E3 Rev. A - Saunton House Type - Elevations - Brick/Render - Terrace 4
- Drawing No. 546-PL-GE-SAU-P4 Rev. A - Saunton House Type - Ground + First Floor Plans
- Drawing No. 546-PL-GE-SAU-P5 Rev. A - Saunton House Type - Second Floor Plans
- Drawing No. 546-PL-GE-SAU-E4 Rev. A - Saunton House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-GE-SAU-P6 Rev. A - Saunton House Type - Floor Plans
- Drawing No. 546-PL-GE-ASH-E1 Rev. A - Ashdown House Type - Elevations - Brick/Render - Semi
- Drawing No. 546-PL-GE-ASH-P1 Rev. A - Ashdown House Type - Floor Plans
- Drawing No. 546-PL-GE-GRE-E1 Rev. A - Greenwood House Type - Elevations - Render
- Drawing No. 546-PL-GE-GRE-P1 Rev. A - Greenwood House Type - Floor Plans
- Drawing No. 546-PL-GE-WHIB-E1 Rev. A - Whiteleaf House Type - Elevations - Flint
- Drawing No. 546-PL-GE-WHIB-P1 Rev. A - Whiteleaf House Type - Floor Plans
- Drawing No. 546-PL-GE-WHI-E1 Rev. A - Whiteleaf House Type - Elevations - Brick
- Drawing No. 546-PL-GE-WHI-P1Rev. A - Whiteleaf House Type - Floor Plans
- Drawing No. 546-PL-GE-KIE-E1 - Kielder House Type - Elevations - Flint
- Drawing No. 546-PL-GE-KIE-P1 - Kielder House Type - Floor Plans
- Drawing No. 546-PL-GE-HA3420PCS-E1 Rev. A - 3420+/3420+C House Types - Elevations - Brick - Semi
- Drawing No. 546-PL-GE-HA3420PCS-P1 Rev. A - 3420+/3420+C House Types - Floor Plans
- Drawing No. 546-PL-GE-HA2420PT-E1 Rev. A - 2420+ House Type - Elevations - Brick - Terrace 3
- Drawing No. 546-PL-GE-HA2420PT-P1Rev. A - 2420+ House Type - Floor Plans
- Drawing No. 546-PL-CS-ALN-E1 Rev. A - Alnmouth House Type - Elevations - Render - Semi
- Drawing No. 546-PL-CS-ALN-P1 Rev. A - Alnmouth House Type - Floor Plans
- Drawing No. 546-PL-CS-ALNDAN-E1 Rev. A - Alnmouth / Danbury House Types - Elevations - Render - Terrace 3
- Drawing No. 546-PL-CS-ALNDAN-P1 Rev. A - Alnmouth / Danbury House Types - Floor Plans
- Drawing No. 546-PL-CS-DAN-E1 Rev. A - Danbury House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-CS-DAN-E2 Rev. A - Danbury House Type - Elevations - Weatherboard - Semi
- Drawing No. 546-PL-CS-DAN-P1 Rev. A - Danbury House Type - Floor Plans
- Drawing No. 546-PL-CS-SHE-E1 Rev. A - Sherwood House Type - Elevations - Brick
- Drawing No. 546-PL-CS-SHE-E2 Rev. A - Sherwood House Type - Elevations -

Weatherboard

- Drawing No. 546-PL-CS-SHE-P1 Rev. A - Sherwood House Type - Floor Plans
- Drawing No. 546-PL-CS-CHAC-E1 Rev. A - Charnwood Corner House Type - Elevations - Render
- Drawing No. 546-PL-CS-CHAC-E2 Rev. A - Charnwood Corner House Type - Elevations - Brick
- Drawing No. 546-PL-CS-CHAC-E3 Rev. A - Charnwood Corner House Type - Elevations - Brick + Chimney
- Drawing No. 546-PL-CS-CHAC-P1 Rev. A - Charnwood Corner House Type - Floor Plans
- Drawing No. 546-PL-CS-CHA-E1 - Charnwood House Type - Elevations - Brick
- Drawing No. 546-PL-CS-CHA-P1 - Charnwood House Type - Floor Plans
- Drawing No. 546-PL-CS-CHA-E2 Rev. A - Charnwood House Type - Elevations - Brick + Chimney
- Drawing No. 546-PL-CS-CHA-P2 Rev. A - Charnwood House Type - Floor Plans
- Drawing No. 546-PL-CS-SAU-E1 - Saunton House Type - Elevations - Brick
- Drawing No. 546-PL-CS-SAU-P1 - Saunton House Type - Floor Plans
- Drawing No. 546-PL-CS-WHI-E1 - Whiteleaf House Type - Elevations - Brick + Front Bay
- Drawing No. 546-PL-CS-WHI-P1 - Whiteleaf House Type - Elevations - Floor Plans
- Drawing No. 546-PL-CS-WHI-E2 Rev. A - Whiteleaf House Type - Elevations - Brick + Side Bay
- Drawing No. 546-PL-CS-WHI-P2 Rev. A - Whiteleaf House Type - Floor Plans
- Drawing No. 546-PL-CS-HA2420P-E1 Rev. A - 2420+ House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-CS-HA2420P-P1 Rev. A - 2420+ House Type - Floor Plans
- Drawing No. 546-PL-CS-HA2420PT-E1 Rev. A - 2420+ / 2420+C House Types - Elevations - Brick - Terrace 3
- Drawing No. 546-PL-CS-HA2420PT-P1 Rev. A - 2420+ / 2420+C House Types - Floor Plans
- Drawing No. 546-PL-CS-HA2420PT-E2 Rev. A - 2420+ House Types - Elevations - Brick - Terrace 3
- Drawing No. 546-PL-CS-HA2420PT-P2 Rev. A - 2420+ House Types - Floor Plans
- Drawing No. 546-PL-CS-HA2420PHA3420PC-E1 Rev. A - 2420+ / 3420+C House Types - Elevations - Brick / Render - Semi
- Drawing No. 546-PL-CS-HA2420PHA3420PC-P1 Rev. A - 2420+ / 3420+C House Types - Floor Plans
- Drawing No. 546-PL-CS-HA3420P-E1 Rev. A - 3420+ House Type - Elevations - Brick - Semi
- Drawing No. 546-PL-CS-HA3420P-P1 Rev. A - 3420+ House Type - Floor Plans
- Drawing No. 546-PL-CS-HA3420PT-E1 Rev. A - 3420+ House Type - Elevations - Brick - Terrace 3
- Drawing No. 546-PL-CS-HA3420PT-P1 Rev. A - 3420+ House Type - Floor Plans
- Drawing No. 546-PL-CS-HA4525PHA3420PT-E1 Rev. A - 4525/3420+ House Type - Elevations - Render/Brick - Terrace 3
- Drawing No. 546-PL-CS-HA4525PHA3420PT-P1 Rev. A - 4525/3420+ House Type - Ground & First Floor Plans
- Drawing No. 546-PL-CS-HA4525PHA3420PT-P2 Rev. A - 4525/3420+ House Type - Second Floor Plan
- Drawing No. LA.PH5.1 Rev. G - Landscape Strategy - Overall Development
- Drawing No. LA.PH5.2 Rev. F - Landscape Strategy - The Avenue
- Drawing No. LA.PH5.3 Rev. D - Landscape Strategy - SuDS
- Drawing No. LA.PH5.4 Rev. E - Landscape Strategy - Central Wetland Edge
- Drawing No. LA.PH5.5 Rev. C - Landscape Strategy - Water Meadows
- Drawing No. LA.PH5.6 Rev. C - Landscape Strategy - Streets

- Drawing No. LA.PH5.7 Rev. E - Landscape Strategy - Shared Surface / Courtyard
- Drawing No. LA.PH5.8.1 Rev. E - Landscape Strategy - Play Areas - LEAP
- Drawing No. LA.PH5.8.2 Rev C- Landscape Strategy - Play Areas - LAP
- Drawing No. LA.PH5 101 Rev. C - Planting Plan - 1 of 8
- Drawing No. LA.PH5102 Rev. C - Planting Plan - 2 of 8
- Drawing No. LA.PH5103 Rev. C - Planting Plan - 3 of 8
- Drawing No. LA.PH5104 Rev. D - Planting Plan - 4 of 8
- Drawing No. LA.PH5105 Rev. C - Planting Plan - 5 of 8
- Drawing No. LA.PH5106 Rev. C - Planting Plan - 6 of 8
- Drawing No. LA.PH5107 Rev. E - Planting Plan - 7 of 8
- Drawing No. LA.PH5108 Rev. C - Planting Plan - 8 of 8
- Drawing No. LA.PH5 109 Rev. E - Materials and Plant Schedule
- Drawing No. 21044-DSP01 Rev. E - Refuse Swept Path Analysis
- Drawing No. 21044-DSP02 Rev. E - Fire Appliance Swept Path Analysis
- Drawing No. 21044-DSP03 Rev. E - Private Vehicle Swept Path Analysis
- Drawing No. 546-PL-SS-01 - Substation Elevations & Floor Plan.
- Drawing No. PHTL-MB-S278-XX-DR-D-10 Rev. P1 - Proposed S278 Highway Works Toddington Lane / S38 Spine Road General Arrangement.
- Drawing No. 21044-100S38 Rev. J - Section 38 Agreement Plan.
- Drawing No. 35944/1507/010 Rev. P02 - North Littlehampton Central Wetland Area South Crossing.
- Drawing No. A/PHLITTLE-MAIN.1/10-1 Rev. T10 - General Arrangement Plan (Sheet 1 of 3).
- Drawing No. A/PHLITTLE-MAIN.1/10-2 Rev. T9 - General Arrangement Plan (Sheet 2 of 3).
- Drawing No. A/PHLITTLE-MAIN.1/10-3 Rev. T10 - General Arrangement Plan (Sheet 3 of 3).
- Drawing No. A/PHLITTLE-MAIN.1/30-1 Rev. T10 - Construction Treatment Plan (Sheet 1 of 3).
- Drawing No. A/PHLITTLE-MAIN.1/30-2 Rev. T9 - Construction Treatment Plan (Sheet 2 of 3).
- Drawing No. A/PHLITTLE-MAIN.1/30-3 Rev. T11 - Construction Treatment Plan (Sheet 3 of 3).
- Ph5_LTN1_20 Rev. P2 - Cycle Infrastructure Design Review Technical Note.
- Design and Access Statement Rev. A, October 2021.
- Planning & Affordable Housing Statement, June 2021.
- Proposed Materials Palettes Rev B
- Stage 1 Road Safety Audit Report (Feasibility) Littlehampton S38 highways Works (phase 5) Proposed new residential development, 14th March 2021
- Stage 1 RSA- Road Safety Audit Response Report (Phase 5 Spine Road CH 0-180m and 700-1020m (Rev. P2)
- Stage 1 RSA- Road Safety Audit Response (Phase 5 Spine Road) (Rev. P3)
- Stage 1 RSA- Road Safety Audit Response (S278 Works) (Rev. P2)
- Materials Schedule, Littlehampton Phase 5, Rev. B, January 2022.

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 The approved Electric Vehicle charging point(s) shown on Drawing No. 546_PL_105 Rev. C - Parking Strategy Plan 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 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 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.