

DECISION NOTICE

Application Ref: LU/263/25/RES

1 To Addressee

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

2 Site Address

Southern Allotments
Hampton Park
Littlehampton

3 Description of Development

Approval of reserved matters (access, appearance, landscaping, layout and scale) following the approval of LU/47/11/ for Southern Allotments.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Access Overview And Visibility Splays 2020-6309-001 Rev C
Estate Car Vehicle Swept Path Analysis 1 2020-6309-003 Rev C
Estate Car Vehicle Swept Path Analysis 2 2020-6390-004 Rev C
Vehicle Swept Path Analysis 2021-6309-101 Rev A
Tree Survey Plan 21207-1 Rev B
Tree Protection Plan 21207-2
Allotment Landscape Proposals 5111/NMA/100 Rev A
Private Highway Construction Details 519.VCE.0701 Rev T2
Overall External Works Layout 519.1.VCE.0710 Rev T2
South Allotments Location Plan 519_PL_SALLOT_001 Rev A
Vehicle Swept Path Analysis 2 2021-6309-102 Rev C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1, D SP1 and QE SP1.

- 2 No allotment be first brought into use until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing no. 5111/NMA/100 Rev A.

Reason: In the interests of road safety and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 3 No allotment be first brought into use until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 4 No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Holly Drive in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 5 No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason: In the interests of road safety and in accordance with Arun Local Plan policies OSR SP1, T DM1 and T SP1.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 7 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (ECOSA, 9th June 2022) as submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

- 8 All biodiversity enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Enhancement Strategy (Ecology Partnership, March 2024). This shall include the installation of ecological enhancements as shown on Figure 6 and must include:

- 6 No. log piles.
- 1 No. rocket box.
- 2 No. hedgehog homes.
- 4 No. bird boxes.

These enhancements must be installed prior to any allotment being first brought into use and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the Section 40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and accord with Arun Local Plan policy ENV DM5.

- 9 The management and maintenance of the hedgerows shall be implemented in accordance with the Hedgerow Management Plan (CSA/511/01 Rev C, CSA Environmental - April 2024) hereby approved. The maintenance shall be carried out in accordance with the maintenance schedules set out in this plan and shall be retained in that manner thereafter. Should any details change, including the management responsibility, the details shall be submitted in writing for approval by the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policies ENV DM5 and QE SP1.

Statutory Biodiversity Gain Plan Condition

- 13 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This Reserved Matters application applies for an Outline planning application which was approved prior to mandatory BNG taking effect in 2024.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

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.

INFORMATIVE: Works within the Highway - Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the S38/278 off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: 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.



Neil Crowther
Group Head of Planning

Case Officer: Hannah Kersley

Decision Issued: **20th March 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building

Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).