

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/282/17/RES

LOCATION: Land North of and South of Railway
Courtwick Lane
Littlehampton
BN17 7FR

PROPOSAL: Approval of reserved matters following outline consent LU/355/10 for access, appearance, layout & scale relating to development comprising of up to 162m2 of floorspace for A1/A2/A3 local facilities, with 5 No. residential apartments at first & second floor comprising of 3x2 bed & 2x1 bed with associated parking, bin stores, cycle parking & store. Associated changing facilities which comprise of a single storey building sited towards the open space & playing fields area to the North - East of phase 2

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This is a Reserved Matters application seeking access, appearance, layout and scale for for the construction of a mixed use building measuring 162 square metres and accommodating A1/A2/A3 local facilities at ground floor; 3 (2 bed) residential apartments at first floor; and 2 (1 bed) residential apartments at second floor. The mixed use building would have an associated car park, cycle parking, and a bin store to the rear of the building.

The second building proposed as part of this application would accommodate changing facilities in a single storey building situated alongside the land allocated for playing fields and open space, to the rear of the mixed use building. The building would provide four separate changing rooms to accommodate four teams, in addition to two separate officials changing rooms. The layout of the changing rooms have been informed by guidance from Sport England.

The applicant is proposing to provide 10 parking spaces for the commercial uses on the ground floor of the mixed use building. The parking spaces would be provided in front of the main elevation of the mixed use building. The 5 apartments would be served by 8 parking spaces, including 3 visitor spaces all of which would be located immediately west of the mixed use building.

The parking spaces for approximately 22 cars serving the approved sports pitches would be formed of 'grasscrete', and be located off the turning head which serves the residential development on Phase 2 at Kingley Gate; and would be

	located immediately east of the mixed use building.
SITE AREA	0.35 hectares
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The boundary condition adjacent to Courtwick Lane and the retained farm track provides a genuine country edge environment. A buffer zone of planting will separate the new development at Kingley Gate from Court Wick Park, protecting the setting of the listed building (i.e. the Stables).
SITE CHARACTERISTICS	The application site is in the north eastern corner of the Kingley Gate development at the interface between the new houses and the open countryside. An electricity substation was erected by the Statutory Undertakers (Electricity Board) a couple of years back under the provision of the GPDO, at the entrance to car park for the proposed mixed use building. The application site includes the remains of a Dovecote.
CHARACTER OF LOCALITY	Predominantly residential. Dwellings are located within the Kingley Gate development which is under construction. The dwellings vary in style and design and are between 2 and 3 storeys in height. Area to the south and west houses the site compound The land to the east of the application has been designated for the provision of a multi-use games area.

RELEVANT SITE HISTORY

LU/355/10/	Outline application with some matters reserved for mixed use development comprising: up to 600 residential dwellings (including up to 30% affordable housing), up to 4,000 sqm of B1a and B1b employment floorspace, up to 235 sqm of A1/A2/A3 local facilities, structural planting and landscaping, multi functional green infrastructure including sports pitches (and associated changing facilities), informal open space, children's play areas, allotments and surface water attenuation, on-site pedestrian/cycle/bus emergency only access from Courtwick Lane and ancillary works. This application is the subject of an Environmental Impact Assessment & a departure from the Development Plan.	App Cond with S106 23-03-12
LU/24/17/PL	Demolition of No 6 & No 7 Courtwick Park Cottages & associated outbuildings & erection of 8 No. dwellings with associated car parking/ports & access from the formerly approved junction off Benjamin Gray Drive (approved under application LU/355/10 & LU/44/14). This application is a Departure from the Development Plan.	ApproveConditionally 21-03-17

LU/287/16/RES	Application for approval of reserved matters following outline approval LU/355/10 for access, appearance, layout & scale for sports facilities building	Withdrawn 30-11-16
LU/44/14/	Approval of Reserved Matters following Outline Approval LU/355/10 for Phase 2, 185 units for layout, appearance scale and landscape of dwellings. Departure from the Development Plan.	ApproveConditionally 02-07-14

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No objection raised.

The North Littlehampton Steering Group requested that parking be provided to serve the changing facilities at the meeting on 9th February 2017, following the withdrawal of the first application for the changing rooms. It was reported at the Steering Group meeting that the first application was withdrawn and that a new scheme was being prepared to better reflect the 'local centre' type building in the approved masterplan. The current planning application was discussed at the Steering Group meeting on 5th December 2017 when the proposed external materials on the mixed use building including flint was debated. The use of flint was considered to be in keeping with the character of building in West Sussex. The future of the Dovecote, which is located within the red line boundary of the application site was discussed at the Steering Group meeting on 5th December 2017. It was resolved that the applicant would liaise with members of the Town Council regarding a scheme for the re-use of any useable materials following the dismantling of the Dovecote. The applicant intends to present details of a scheme for members to discuss at the next Steering Group meeting in February 2018.

Four letters of representation have been received from local residents objecting to the proposed development on the following grounds:

- Incorrect plans submitted showing proximity to adjacent buildings.
- Overdevelopment of the site considering the original Kingley Gate planning application was for up to 600 houses, a further 8 units as part of planning application LU/24/17/PL, and now a further 5 flats as part of the current planning application and 2 new buildings.
- Site plan drawing 16.041.002 Rev. B and the Location Plan drawing 16.041.001 Rev. A show an incorrect and out of date plan of the land surrounding the application site. The plans incorrectly show 8 properties and 14 parking spaces within the vicinity of the site of the proposed shops/flats. The Barratt site plan taken from their website shows 10 properties and 16 parking spaces opposite the shop/flats plus a further 8 properties that were approved as part of planning permission (LU/24/17/PL), adjacent to the site of the current planning application and missing from the site and location plan.
- The style of the shops/flats is out of keeping with the design of properties on the existing approved development at Kingley Gate.
- Have Barratts considered the size of the proposed shop development to be suitable for prospective

tenants requirements considering the close proximity of the Morrisons and Tesco supermarkets?

- There are no staff facilities or toilets shown for the proposed shop 16.04.005 Rev. D.
- The previously withdrawn planning application for the sports facilities building (LU/287/16/RES) was based on one building being constructed accommodating changing and community facilities. This was more appropriate to the site and there has been no indication as to why this application was withdrawn.
- Changing Facilities plan drawing 16.041 shows potential changing rooms to accommodate up to 80 people plus changing for officials, leading to possibly 100 people using the facility at a time plus spectators.
- The position of the changing facilities has moved from the original site on planning application LU/287/16/RES. The proposed new site encroaches on the green space around the development.
- What provision is to be made for the maintenance of the changing facilities once completed and for the cleaning of the facilities after a football match?
- On the original plans for Kingley Gate, taken from the "Courtwick Design and Access Statement" there is a NEAP play area that is on the site of the proposed changing rooms and a re-location of this NEAP is now shown on the submitted plans.
- There would be an increase in noise pollution.
- There would be an increase in air pollution.
- There would be an increased danger to pets and children roaming outside due to increased levels of motor vehicles.
- The roads are not designed to accommodate such levels of traffic. Cars are already parked near junctions, which narrows the road down to one lane.
- There would be an increase in traffic on residential roads including Benjamin Grey Drive, which the Kingley Gate - Management Company has told residents is unadopted by the Council and is a private road.
- With only one access to the proposed shops/flats/sports field site via Benjamin Grey Drive and parking on the roads and surrounding properties will cause many traffic problems.
- There would be increased levels of traffic and constant speeding.
- Lack of suitable parking facilities, According to the applicant's covering letter, parking would be provided for approximately 20 cars on 'grasscrete'. Where would the other possibly 80 cars go?
- It is unfair on residents who have not moved into the remaining 'Woodvales' down Benjamin Grey Drive, as they are not being given the chance to make their objection or support.

A letter of support was received from a local resident who was pleased that the allotments are still going ahead and that the site of the communal centre is on the other side of Kingley Gate.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the Conclusions section of this report.

CONSULTATIONS

Economic Regeneration
 Engineering Services Manager
 Engineers (Drainage)
 Southern Water Planning
 WSCC Strategic Planning
 Parks and Landscapes
 WSCC Strategic Planning
 Parks and Landscapes

WSCC Strategic Planning

Environmental Health

CONSULTATION RESPONSES RECEIVED:**LOCAL HIGHWAY AUTHORITY:**

No objection raised to the principle of development.

The Local Highway Authority submitted its first response on 25th October 2017 in which it set out advice to the applicant: the site is located at the end of Benjamin Gray Drive and Courtwick Lane. Both roads do not form part of the publicly maintainable highway network and therefore WSCC could only offer comments in an advisory capacity. Benjamin Gray Drive meets the public highway from the south at the intersection with the A259. This is a traffic light controlled four way crossing with a pedestrian phase. Visibility here is good and the management of large volumes of traffic are assisted by the presence of this controlled junction layout. Courtwick Lane is accessed from the public highway to the east from the junction of Kingfisher Drive and Courtwick Lane, which leads to the A284 Lyminster Road. All junctions have good visibility. The proposed development would attract a number of different trips, as the site is mixed use this would range from residential, employee trips, and trips associated with the football pitches. There is also likely to be a high level of pedestrian footfall as the site is located in a residential area.

The Local Highway Authority noted that the number of vehicles using the site for the sports pitch is a local concern. The proposed development includes the provision of a grasscrete area for approximately 20 cars to park on match days. This would also provide a flexible parking area for the A3 use. WSCC are unable to determine if this would be an appropriate number as it is unclear how many pitches there will be. Although car sharing is often common practice or the use of minibuses for these types of activities would reduce the number of vehicles entering and exiting the site. The Local Highway Authority would advise that should further parking be required from this use it is most likely that people would park on the grass if more space was required, and could be made larger at a later date if needed. As both Courtwick Lane and Benjamin Gray Drive are private roads, the management of these in terms of enforceable parking restrictions is the responsibility of the owner. This is something the applicant will need to work on with the residents to ensure parking is kept within the confines of the site. However, the parking proposals seem acceptable for the proposed use at this time. It is noted that access to the site from both roads could cause congestion issues and at busy times there could be issues with the width of Courtwick Lane, as once it becomes private it also becomes single width. The main preferred route would be into the site via Benjamin Gray Drive with the possibility of exiting via Courtwick Lane as a voluntary one way system to help at times when volumes of traffic may be higher i.e. on match days. On the 27th November 2017 the Local Highway Authority confirmed that they had requested some additional clarity from the applicant on the management of parking measures in the initial response on 25th October 2017 and requested the applicant confirm the parking measures before the application is determined. The applicant's response, confirming the parking measures are set out in the Conclusions section of this report.

SOUTHERN WATER:

No comments to make on this reserved matters application. The comments on the original outline planning application remain unchanged and valid. Southern Water's comments on the outline planning application were:

- Proposed sewer to Ford WWT is acceptable;
- Not clear how SUDS can be accommodated in the layout; and
- Applicant will need to ensure long term maintenance of SuDS.

ADC DRAINAGE:

No response to make on this application.

ADC ENVIRONMENTAL HEALTH:

No comments to make on this reserved matters application.

ADC GREENSPACE:

Initially requested the submission of further information on car parking provision. The reserved matters application shows a change from the detail supplied in the masterplan at the outline planning stage. The residential apartments and commercial uses are now proposed to be in a separate building to the changing facilities. The building accommodating the changing facilities is going to be closer to the open space and the playing fields. Whilst the siting of the changing facility is now closer in relation to the proposed sports offer. ADC Greenspace requested this information for the mixed use building along with confirmation of the parking facilities i.e. the number of spaces and layout, being proposed for both of these. Clarification was also requested of the position of the NEAP which was indicated in the outline application masterplan and appeared initially to be in conflict with the current application (LU/282/17/RES).

ADC GREENSPACE also requested clarification on the proposed parking provision for the changing facilities building in terms of number of spaces, location and layout. The applicant confirmed the use of 'grasscrete' for the parking of vehicles, which ADC Greenspace considered was a sensible and more informal option assuming that car parking 22 spaces will accommodate the requirement for the sports pitch usage. The location of NEAP has also now been confirmed which shows its proposed location, and connectivity to pathways, which is considered adequate. ADC Greenspace is raises no objection to this reserved matters application.

ADC ECONOMIC REGENERATION:

No comment on the application.

ADC CONSERVATION OFFICER:

Whilst the loss of any historical structure or evidence is regrettable, it is clear that the Dovecote, which is located within the application site, is beyond repair, and to bring it into any kind of recreational use would require a total rebuild; then it is not a historic structure, but a folly. It therefore seems to be the best plan to re-use the brick and flint from the Dovecote, as suggested by the applicant, as part of a Centenary Stone.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN7	The Form of New Development
GEN8	Development and the Provision of Infrastructure
GEN9	Foul and Surface Water Drainage
GEN12	Parking in New Development
GEN15	Cycling and Walking

GEN18	Crime Prevention
GEN2	Built-up Area Boundary
GEN26	Water Quality
GEN3	Protection of the Countryside
GEN32	Noise Pollution
GEN5	Provision of New Residential Development

Publication Version of the Local Plan (October 2014):

D DM1 Aspects of Form and Design Quality
D SP1 Design
INF SP1 Infrastructure provision and implementation
OSR DM1 Open Space, Sport & Recreation
QE SP1 Quality of the Environment
SD SP1 Sustainable Development
T SP1 Transport and Development
D DM2 Internal Space Standards
D DM3 External Space Standards
HER DM1 Listed Buildings
SD SP2 Built -Up Area Boundary
HER SP1 The Historic Environment
W DM1 Water Supply & Quality
W DM3 Sustainable Urban Drainage Systems

<u>Littlehampton Neighbourhood Plan 2014 Policy 2</u>	A Spatial Plan for the Town
Littlehampton Neighbourhood Plan 2014 Policy 22	Design of New Development

PLANNING POLICY GUIDANCE:

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new Local Plan is in preparation and constitutes a material consideration when determining planning applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was suspended whilst Arun District Council addressed matters raised by the Inspector but it resumed on 17th September 2017 and has now concluded. The District Council is awaiting the Inspector's report which is due out in Spring 2018. The Main Modifications to the Arun Local Plan and evidence base are being made available for public consultation. Representations can be submitted to the council over a six week period starting on Friday 12 January until 5pm on Friday 23 February. This follows on from the Arun Local Plan examination hearings held in September 2017.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication

Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The re-convened examination, which considered modifications to the emerging Local Plan, ended in Autumn 2017.

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

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Regulation 14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the Ministerial Statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Regulation 14).

Littlehampton Neighbourhood Plan was made on 5th November 2014.

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."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 development of a mixed use building - including 5 apartments - was established in the original masterplan which accompanied the outline planning application. The mixed use building is part of a 'community hub' which was approved at outline planning stage which was for up to 235 square metres of A1/A2/A3 local facilities, structural planting and landscaping, multi-functional green infrastructure including sports pitches and associated changing facilities, serving the residents of the new development at Kingley Gate. The sports pitches are allocated on the land to the north east of the current planning application. The location of the mixed use building and the parcel of land on which the mixed use building would be situated were prescribed in the parameter plans which accompanied the outline planning application for the urban extension to Littlehampton. The changing facilities are proposed to be provided in a separate building and would not be part of the mixed use building.

SUBMISSION OF INCORRECT PLANS

It is understood that the architects for the mixed use building were given an incorrect 'base drawing', which was essentially part of a re-plan to this area that was never followed through. The applicant has submitted the official conveyance plan which confirms that the properties opposite the mixed use building are being built out and are reflective of the approved layout for Phase 2 (LU/44/14), specifically in drawing number P802/BAR/PH3&4/01C Planning Layout.

DESIGN, LAYOUT AND CHARACTER

Policy GEN7 of the ALP says that "Planning permission will only be granted for schemes displaying high quality design and layout". Policy D DM1 of the modified eALP requires proposed developments to "deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/ or a variety of detail within the public realm". Policy D DM1(1) of the modified eALP requires the proposed development to "make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding areas, in terms of its scale massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features". Policy GEN7(i) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. The NPPF indicates that good design should contribute positively to making places better for people. Policy D SP1 of the eALP requires "all development proposals should be of good quality and demonstrate a high standard of design".

It was considered that the original plans for the mixed use building, submitted as part of the current planning application needed to be re-designed so that it accorded with the "Courtwick: A proposed urban extension to Littlehampton Design and Access Statement" (DAS October 2010, p86). The Design and Access Statement says: "At the northern edge of the Village Green and Communal Centre character area is a mixed use building with apartments over a retail space. In architectural form and detailing, buildings in this character area must suit the scale and materials palette of the existing farm cottages and Court Wick Park. The mixed use building should reflect the stables part of the listed complex, with special wall finishes and a vertical element to the roof" (DAS October 2010, p86).

The external appearance of the mixed use building has been amended to reflect the surrounding development at Kingley Gate with wall finishes that emulate the listed Stables building, including flint with brick quoins framing openings and horizontal timber boarding. The proposed cupola replicates that found on the roof of the Stables building. The revised elevational treatment pulls through materials which were identified as being appropriate in the illustrative Masterplan for the Courtwick Urban Extension. The scale, massing and siting of the mixed use building, which will be two storeys high and facing the new houses will be in keeping with the new development at Kingley Gate.

The initial vision in the Design and Access Statement for Courtwick, which accompanied the outline planning application was for a single mixed use building incorporating small shops and changing facilities for sports pitches, with apartments over. However, the applicant has separated out the Changing Facilities and accommodated them in a free-standing, single storey building, located to the north east of the mixed use building.

The proposed layout of the current application would result in more space being made available for the A1/A2/A3 uses at the ground floor in one building (i.e. the mixed use building); and ensure that the changing facilities could be accommodated in a separate functional building which would be sited immediately adjacent to the sports pitches.

The changing facilities building would be a functional, single storey building. Details of the materials to be used in the construction of the changing facilities building need to be provided by means of a condition. The applicant has submitted a very minor amendment which comprises a 3.0 metre by 3.0 metre plant room, which would be attached to the rear of the changing facilities building to provide a boiler and electrical power to the building. The addition of the plant room constitutes a very minor alteration, which is considered to be acceptable in design terms and would not compromise the appearance of the building or the character of the area. The scale of the single storey building accommodating the changing facilities, and its siting alongside the sports pitches is considered to be acceptable.

Consequently, it is considered that the proposed development design, layout and character of the two building comply with Policy GEN7 of the ALP, Policy D DM1, Policy D SP1 and Policy QE SP1 of the modified emerging Arun Local Plan and Policy 2 of the Littlehampton NP.

LANDSCAPING

The applicant has not proposed landscaping as part of the current planning application. Any landscaping details will need to be the subject of a separate reserved matters application.

OPEN SPACE AND NEAP

The NEAP, which is outside the application boundary will be delivered in the location it has always been shown and approved at the outline planning permission stage and in the site masterplan. The NEAP would not be compromised by the proposed new mixed use building or the changing facilities building.

HERITAGE

It is necessary to refer to the National Planning Policy Framework (NPPF) and to policy HER DM1 of the eALP (Arun Local Plan 2011-2031 Publication Version showing Modifications) in respect of harm to the setting of listed buildings.

Paragraph 132 of the NPPF states that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 133 states that where a proposed development will lead to either 'substantial harm' or 'less than substantial harm' then this should be weighed against the public benefits of the proposal. Paragraph 134 therefore advises that 'the harm should be weighed against the public benefits of the proposal'. Paragraph 137 is also relevant and states that new development within the setting of Listed Buildings or Conservation Areas should enhance or better reveal their significance.

Emerging Arun Local Plan policy HER DM1 states that proposals affecting Listed Buildings will be required to "protect, and where possible enhance the setting of the building".

Court Wick Park is Grade II listed as is Court Wick Park Stables (i.e. Grade II Listed Building), situated within its own original plot, where it has remained self-contained and well screened by trees. The

application site is located outside the area identified in the Courtwick Design and Access Statement that would affect the setting of the Listed Building, as identified on the Final Illustrative Masterplan (DAS page 46, October 2010); and on the Concept Sketch (DAS page 65, 2010). It is therefore considered that the proposed development would not adversely affect the setting of the Listed Building and would cause no harm to its significance as a heritage asset.

The listed building is well screened from the application site. This being the case, it is considered that the harm to the heritage assets would be less than substantial. As noted above, paragraph 134 of the NPPF advises that less than substantial harm should be weighed against the public benefits of the proposal. It is therefore necessary to make an on balance judgement as to whether the wider benefits of the proposal outweigh the resultant harm to the significance of the affected designated heritage assets.

It is considered that the development would result in the following benefits:

- * The sustainable development of commercial units (A1/A2/A3 uses), 5 new apartments and changing facilities to help meet local and district wide needs;
- * An increase in Council Tax receipts associated with the 5 new homes;
- * The creation/maintenance of construction jobs;
- * Additional spending by new residents on local goods & services; and
- * A boost to the vitality & viability of the new settlement of Kingley Gate and to Littlehampton.

It is considered that on balance, these benefits as a whole outweigh the less than substantial harm to the significance of the affected designated heritage asset. Therefore, the proposal is considered to be in accordance with Policy HER DM1 and Policy HER SP1 of the modified eALP and the NPPF.

FLOODING:

The River Arun is located to the west of Kingley Gate (250 metres). The vast majority of site lies within Flood Zone 1.

Surface water would be managed using SUD's, in accordance with the outline planning permission for the development of Kingley Gate, to ensure that run-off rates are equivalent to existing greenfield rates. This will involve storage on-site with measures such as water butts, soakaways, porous/permeable surfaces, swales and ponds (permanent body of water) to discharge into the attenuation/retention basin (adjoining ditches to the west) at a rate no greater than existing. SUD's would control the rate of run-off of surface water from the development and reduce risk of pollution. Measures designed to accommodate 1 in 100 year events plus 30% for climate change.

It is therefore considered that, the proposed development complies with Policy GEN11 of the ALP and Policy W DM2 of the modified eALP.

DRAINAGE:

GEN9 of the ALP deals with foul and surface water drainage: development which will materially increase foul and/or surface water discharges will be refused unless the LPA is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development.

In accordance with the outline planning permission, the application site would discharge waste water to Ford Waste Water Treatment Works via new pumping station and rising main in the southern corner of the Kingley Gate development. No connections are proposed to existing local sewers. Southern Water raised no objections to such proposals at the outline planning stage for Kingley Gate.

It is considered that the proposed development complies with Policy GEN9 of the ALP and Policy W DM1 of the modified eALP.

PARKING

Policy GEN12 of the ALP seeks to ensure that appropriate parking provision is made within new development.

In terms of parking provision for the changing facilities building and the sport pitches, the applicant is bounded by the Parameters Plan for the Kingley Gate development, which was approved by the LPA in 2012 (Drawing Number PARM 01 land use), which makes it clear that the applicant is obliged to provide the areas within the legend of the plan. The applicant claims that the whole tone of the parking strategy is set by the need to comply with the original Land Use Parameter Plan approved at Outline stage ((02) PARM 01) which effectively limits the applicant from extending in to the dedicated Open Space areas. Therefore the applicant has been required to weigh up the requirement to provide adequate parking for sports pitch users, but not encroach in to the wider area.

The provision of a car park for 80 players / officials / spectators would require a substantial tract of land, which would reduce the amount of land designated as Open Space in the outline planning permission. The applicant is proposing to provide an area of 'grasscrete' for the parking of approximately 22 cars to the east of the mixed use building, adjacent to the changing facilities building.

Where everyone will park will be reliant on the proper management of traffic by clubs that use the pitches and the sensible parking of people visiting the facility. The LPA is not aware that there are particular standards relating to this but there is only a finite area at Kingley Gate to provide the parking. People will also be able to travel to the sports pitches and changing facilities building by coach and mini-bus, by using public transport (i.e. buses) or on foot.

The size of the mixed use building is 162 square metres and, based on WSCC maximum car parking standard the following number of car parking spaces have been calculated as a guide:

A1 (retail): 1 space per 20 square metres = 8 spaces;

A2 (professional services): 1 space per 30 square metres = 5 spaces; and

A3 (cafe/restaurant): 1 space per 5 square metres = 33 spaces.

The provision of 10 spaces to serve the ground floor commercial uses (A1/A2/A3) in the mixed use building is also in accordance with the WSCC parking standards based on A1 uses, but not A3. The proposed provision of 8 car parking spaces to serve the 5 apartments in the mixed use building, which includes an allocation of 1 space per apartment and 3 spaces for visitors, complies with the WSCC's parking standards.

The total parking provision for the application site is considered to be acceptable given the constraints of the location, to support the proposed development. Consequently, the proposed parking provision would be in accordance with Policy GEN12 of the ALP and Policy T SP1 of the modified eALP.

EXTERNAL SPACE STANDARDS

Policy D DM3 of the modified eALP sets out the Council's external space standards.

Apartments would require a small private space such as ground level patio, roof garden, balcony or open space directly connected to the apartment; comprising 4 square metres for 1 bedroom, 5 square metres for 2 bedrooms, 6 square metres for 3 bedrooms, 7 square metres for 4 bedrooms.

The applicant has submitted a layout plan which shows the amenity space serving the 5 apartments in the mixed use building being provided on land to the rear of the building.

The provision of details of the boundary fencing to be erected around the amenity space serving the

apartments, to demarcate the public and private space will need to be the subject of a separate reserved matters application.

INTERNAL SPACE STANDARDS

Policy D DM2 of the modified eALP sets out that the LPA will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.

It is considered that the 3 (2 bedroom) apartments on the first floor and the 2 (1 bed) apartments on the second floor of the mixed use building would have appropriate space, in accordance with Policy D DM2 of the modified eALP.

NEIGHBOURING RESIDENTIAL AMENITY

Arun District Local Plan Policy GEN7 indicates planning permission will only be permitted if it takes into account impact on adjoining occupiers, land, use or property. The main consideration for this site is the potential visual and disturbance impact on neighbouring residential amenity.

The front elevation of the mixed use building would be located approximately 20 metres from the front elevation of the nearest residential property on the Kingley Gate development. The proposed changing facilities building would more than 40 metres from the nearest house at Kingley Gate, which is an acceptable distance and would not result in noise nuisance to neighbouring residential properties.

These distances are considered adequate to prevent a material loss of privacy or any possibility of overlooking to adjacent properties, or the generation of any undue noise. It is considered that given these distances the proposed development would have no materially adverse impact on the existing residential amenity of the dwellings at Kingley Gate.

Consequently, the proposed mixed use building and the changing facilities building are in accordance with Policy GEN7 of the ALP.

DOVECOTE

A partially ruined Dovecote is located within the red line boundary, but no details were submitted with the planning application for its retention or removal. The ADC Officer considered that the Dovecot was not worthy of listing, due to extensive loss of original fabric. The applicant could not find any reference to the retention of the Dovecote in any planning documentation. The North Littlehampton Steering Group requested that the applicant approach the Weald and Downland Museum to ascertain whether they were interested in the Dovecote. The applicant was amenable to working with the museum in relocating the Dovecote; but the Museum was not interested in the structure. The applicant then considered the opportunity to incorporate some of the materials from the Dovecote in the mixed use building or the changing facilities building or the surrounding walls. It is understood that it is the applicant's intention for the Dovecote to be demolished. A structural engineering report has been undertaken, commissioned by the applicant justifying this approach. The materials are to be incorporated in to a low wall and Memorial Stone feature that is currently being designed. The LPA considers that details of the low wall and Memorial Stone should be the subject of a separate reserved matters application which would be related to the hard and soft landscaping of the site.

CONCLUSION

The reserved matters application - seeking approval for access, appearance, layout and scale - for a mixed use building accommodating A1/A2/A3 uses on the ground floor, 3 apartments on the first floor and 2 apartments on the second floor; together with a separate changing facilities building, with associated car parking is acceptable.

It is considered that development of the site would result in a good quality scheme which seeks as far as possible to integrate itself with the new settlement at Kingley Gate and complies with the Courtwick Design and Access Statement. It is therefore recommended that this application for reserved matters is approved and the following conditions are 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

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 material:

HGP Drawing Number - 16.041.001 Rev. F - Location Plan
HGP Drawing Number - 16.041.002 Rev. C - Site Plan
HGP Drawing Number - 16.041.003 Rev. C - Block Plan
HGP Drawing Number - 16.041.004 Rev.C - Changing Facilities
Drawing Number - CF-002 - Changing Facilities Ground Floor Layout Plan
HGP Drawing Number - 16.041.005 Rev. G - Commercial & Flats - Floor Plans & Elevations
HGP Drawing Number - 16.041.006 Rev. D - Materials Elevation

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 The mixed use building shall not be occupied and the changing facilities building shall not be used until the respective parking spaces, have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of

vehicles in accordance with Policy GEN7 of the Arun District Local Plan

- 3 Prior to commencement details of the materials and external finishes of the mixed use building and the changing facilities building including the provision of samples of such materials and finishes as required should be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy GEN7 of the Arun District Local Plan.

- 4 Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the mixed use building and the changing facilities building - the subject of this approval, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with Policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: The Applicant is advised to consult with the Waste Collection Authority prior to undertaking the swept path analysis exercise in relation to bin collection points to ensure the design vehicle used for the tracking reflects that used locally.

- 6 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.