

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: LU/305/19/RES

LOCATION: Parcel A2/B6
Hampton Park
Toddington Lane
Littlehampton

PROPOSAL: Application for Reserved Matters following outline permission LU/47/11 for 45 dwellings - this application may affect the setting of a Listed Building - This is a re-submission of LU/379/18/RES

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval of Reserved Matters for the erection of 45 dwellings and associated works following the granting of outline planning permission (LU/47/11) on Parcels A2 and B6 at Hampton Park (also known as the North Littlehampton Strategic Development Area). The reserved matters that are being applied for comprise appearance, scale, layout and landscaping. Separate discharge of condition (DOC) applications will be submitted which will cover surface water drainage and foul water drainage, ecology, archaeology, energy, noise, tree protection measures and the submission of a construction management plan.
SITE AREA	Parcel A2 measures 1.06ha Parcel B6 measures 0.39ha Total site area measures 1.45ha.
RESIDENTIAL DEVELOPMENT DENSITY	30 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is bound on all four sides by high hedges and hedgerow trees. The site is bounded to the north by Toddington Lane, beyond which are two completed housing developments (LU/347/14/RES) on Parcel A1 (Phase 1) and the Bovis Homes development (LU/117/15/RES) at Hampton Park. The eastern boundary of the site (land to the east of Parcel B6) is formed by an existing housing estate (comprising of Winterberry Way and Hollyacres). The western boundary of the site is formed by an existing housing estate on Empress Close.

SITE CHARACTERISTICS

The site is bounded to the south by the railway line and beyond by Crabtree Park Football Ground. The residential area of Toddington is located south of the railway and the separate village of Lyminster lies to the north.

The site was formerly occupied by Fairhaven Nursery. The site comprises two of the Character Areas detailed within the approved Development Framework Document (DFD), which accompanied the Section 73 application for Hampton Park. The western part of the site (Parcel A2) falls within the Western Development Character Area, and the eastern part of the site (Parcel B6) falls in the Southern Quarter Character Area. The south coast mainline railway forms the southern boundary of the site and Toddington Lane constitutes the northern boundary.

The two parcels of land that comprise the site (Parcels A2 and B6) are bisected by the approved route that is defined for the southern section of the Lyminster Bypass (LU/278/17/RES), which will form part of the planned new road running north / south from the A27 at Crossbush in the north to Littlehampton town centre in the south

CHARACTER OF LOCALITY

The northern part of the residential area of Wick is situated to the west of Parcel A2, along Mill Lane. The A284, which is the main road serving Littlehampton from the A27, passes to the west of the site through Lyminster and Wick and then south to Littlehampton Town Centre.

RELEVANT SITE HISTORY

LU/47/11/	Outline application with some matters reserved for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.	App Cond with S106 23-01-13
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LU/379/18/RES	Approval of reserved matters following outline consent LU/47/11/ for 50 No. dwellings. This application may affect the setting of a listed building.	Withdrawn 11-02-19
LU/278/17/RES	Approval of Reserved Matters following Outline Permission LU/47/11 for Construction of the southern section of the Lyminster Bypass, including northern and southern roundabouts, surface water drainage and landscaping. Departure from the Development Plan & affects a Public Right of Way.	ApproveConditionally 04-10-18
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/346/14/PL	Application for variation of Conditions 11, 17, 18, 20 and 30 imposed under LU/47/11 relating to maintenance of watercourse, scheme for creation of central wetland area, scheme for details of bridges and buffer-zones to on-site watercourses, ecological management plan and scheme for hydrants.	ApproveConditionally 20-02-15

Parcel A2, located to the west of the approved route of the Lyminster Bypass was identified in Part 2 of the Section 106 Agreement for Hampton Park for the provision of a Youth Facility site, which is also shown on the Illustrative Masterplan and the Concept Plan which were approved alongside the outline planning permission. Part 2 of the Section 106 Agreement which accompanied the original outline planning permission LU/47/11 set out the details of the Youth Facility.

The outline planning permission (LU/47/11), has been amended by LU/182/15/PL and a Deed of Variation has been signed and executed. The re-location of the Youth Facility from Parcel A2 to a site alongside the proposed school at Hampton Park is in the amended masterplan which accompanied the Section 73 permission (LU/182/15/PL) and in the amended Section 106 Agreement.

The previous reserved matters application (LU/379/18/RES) which was withdrawn was for the development of 50 units on the site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council
Littlehampton Town Council

No objection.

The Town Council requested confirmation that the roads were wide enough to accommodate emergency and refuse vehicles. Charging points should be provided for electric vehicles.

Littlehampton Town Council's Planning and Transportation Committee considered the revised plans at its meeting on 2nd March 2020 and had no objection.

Two letters of objection have been submitted from local residents objecting to the proposed residential development on the following grounds:

- The submitted plans omit the existing properties at 19 and 20 Mill Lane.
- Plot 10 should be removed due to its close proximity to the existing properties at 19 and 20 Mill Lane.
- No assessment has been made of the impact upon the existing properties at 19 and 20 Mill Lane.
- The proposed dwellings would overlook the existing properties at 19 and 20 Mill Lane.
- If ground levels are not adjusted, Plot 10 would be 1.3 metres above existing properties on Mill Lane.
- A 2.5m retaining wall topped by fencing would be required on the boundary with 19 and 20 Mill Lane.
- A large number of trees are proposed to be removed.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the Conclusions section below.

CONSULTATIONS

Arboriculturist
 Environment Agency
 Surface Water Drainage Team
 Environmental Health
 Parks and Landscapes
 Southern Water Planning
 Planning and Housing Strategy
 NHS Coastal West Sussex CCG
 Sussex Police-Community Safety
 Conservation Officer
 Network Rail
 WSCC Strategic Planning
 Highways England
 Engineers (Drainage)
 Engineering Services Manager
 West Sussex Fire Brigade
 Archaeology Advisor

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No objection.

LOCAL HIGHWAY AUTHORITY:

No objection.

Conditions are required regarding the construction of the access road and the provision of vehicle and cycle parking.

NETWORK RAIL:

No objection.

ADC HOUSING:

No objection.

Although the proposed mix is not in accordance with the mix set out in the S106, ADC Housing is in agreement that for this parcel of the Hampton Park development the affordable housing mix be varied to 6 x 2 bedroom flats and 4 x 3 bedroom houses.

SOUTHERN WATER:

No objection.

Any drainage adoption proposals shall be agreed and approved by Southern Water under Section 104 of the Water Industry Act.

ENVIRONMENT AGENCY:

No objection.

ADC DRAINAGE:

No objection.

The detailed drainage design will be considered further upon receipt of a discharge of condition application.

ENVIRONMENTAL HEALTH:

No objection.

The layout is acceptable. Apartment Building A has been re-orientated as requested. The rear facade of Apartment Building A will now face the Bypass to reduce the impact of noise on these flats and also improve the outlook for the lower level flats. The proposed use of mechanical means of acoustically treated ventilation and acoustic glazing in noise sensitive rooms in Apartment Buildings A and B is supported. A Noise and Vibration Report is to be submitted in a separate discharge of condition application. A suitable buffer has been provided to protect the amenity of adjacent houses from the Bypass.

ADC CONSERVATION OFFICER:

No objection.

The concept of development has already been assessed in this location at the outline planning stage. A significant amount of development has already taken place, with further to take place. It is considered that the proposed development would not cause further harm to the significance of the heritage assets or their setting (i.e. The Old Farm House, the Old Byre House, Toddington House and Locomotive Public House Listed Buildings; or Apple Tree Cottage and Sandfield House Locally Listed Buildings). As a consequence, it should be determined in accordance with the relevant policies in the Development Plan, along with these comments.

ADC GREENSPACE:

No objection.

The proposed landscaping would provide a robust and varied planting scheme with an appropriate planting mix. The proposed trees are sufficient in height to provide instant visual impact. The amended range of play equipment in the double LEAP is acceptable. The provision of bonded rubber mulch

surfacing is supported, as is the introduction of a double maintenance gate.

ADC ARBORICULTURE:

No consultation response has been submitted.

SUSSEX POLICE:

No objection.

The development should be designed to Secured by Design standards. The proposed development includes outward facing dwellings with back to back gardens, which has created good active frontage with the streets and the public areas being overlooked. The street layout appears free and unobstructed by car parking.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in the Conclusions section below.

POLICY CONTEXT

Designation applicable to site:

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

Within the North Littlehampton Strategic Development Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
AHSP2	AH SP2 Affordable Housing
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WMDM1	WM DM1 Waste Management
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
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
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Littlehampton Neighbourhood Plan 2014 Policy 2](#) A Spatial Plan for the Town

Littlehampton Neighbourhood Plan 2014 Policy 19 Lyminster Bypass & the A27 at Arundel
 Littlehampton Neighbourhood Plan 2014 Policy 22 Design of New Development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

POLICY COMMENTARY

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

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

The 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.

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The development is considered to comply with relevant Development Plan policies as the appearance, scale, layout and landscaping of the proposed residential development is in keeping with the approved Development Framework Document, 2017 for Hampton Park and would materially enhance the character and appearance of the adjacent residential estates along Mill Lane, Empress Close, Winterberry Way and Hollyacres.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The principle of the development was approved at the outline planning permission stage (LU/47/11) which was granted on 23rd January 2013. Appraisal of this application (LU/305/19/RES) therefore relates to the detailed proposals for reserved matters of appearance, landscaping, layout and scale of

the residential development. The outline permission was approved under LU/47/11/, which was amended by LU/346/14/PL and LU/182/15/PL. LU/182/15/PL includes a Development Framework Document (DFD). The Development Framework Document ensures that the proposed development on Parcels A2 and B6 would have continuity in design with the future reserved matters applications that will be brought forward under the outline permission. There is a Deed of Variation to the Section 106 Agreement which was imposed on the outline planning permission (LU/47/11).

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

The proposed residential development would be located in the western half of Hampton Park; Parcel A2 is located to the west of the approved line of the southern section of the Lyminster Bypass, and Parcel B6 is located to the east of the approved line of the southern section of the Lyminster Bypass.

The application was presented to the North Littlehampton Steering Group meeting on 25th November 2019 where it was commented that the proposed layout and appearance of the residential development on Parcels A2 and B6 was a vast improvement on the proposals in the previous withdrawn application (LU/379/18/RES) and in the pre-application correspondence, and it was welcomed in principle.

ASSESSMENT

The whole of Hampton Park has outline planning permission (LU/47/11) for up to 1,260 dwellings. House building has commenced on the southern part of Hampton Park in accordance with the approved reserved matters applications. Phase 1 of the Persimmon Homes development is complete; the Bovis Homes development to the north east of the application site is complete; and Phase 2 of the Persimmon Homes development is currently under construction (LU/121/17/RES) on land to the north of Parcels A2 and B6.

This proposed reserved matters application (LU/305/19/RES) seeks to deliver detached and semi-detached houses, terraced houses (town houses) and two apartment buildings - one apartment building on Parcel A2 and one apartment building on Parcel B6. The key issues to be considered as part of the current reserved matters application are ones of detail and relate to the layout, design, appearance and landscaping on the site.

DENSITY

Paragraph 122(a) of the NPPF says that "planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it".

Policy D DM1 (13) of the Local Plan requires: "the density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity".

Housing density should be in keeping with the surroundings in accordance with Policy D DM1 (13). The existing development by Persimmon Homes on Phase 1 (LU/347/14/RES) at Hampton Park amounts to 49 dwellings per hectare and the Bovis Homes development on Phase 2 (LU/117/15/RES) amounts to 43 dwellings per hectare which are considerably higher than the proposed development on Parcels A2 and B6. However, the development on Parcels A2 and B6 would be in keeping with the adjacent

development on Winterberry Way and Hollyacres.

The layout plan submitted with the reserved matters application would amount to the development of 30 dwellings per hectare. The site layout provides for differing densities across Parcels A2 and B6 through the proposal for a high density apartment building in the eastern part of Parcel A2, with lower density housing to the west of the apartment building; and a high density apartment building in the northern part of Parcel B6, with lower density houses to the south. The proposed densities in Parcel A2 with an apartment building and detached and semi-detached houses are Medium/Low; and the densities in Parcel B6 with the apartment building and the terraced units are Medium/High, which is considered to be in accordance with the Parameter Plan on densities approved at the outline planning stage (LU/47/11), which was varied by permission LU/182/15/PL.

Overall, the layout is consistent with the 30 dwellings per hectare indicatively set out in the Design and Access Statement that accompanied the outline planning permission. The layout provides for a density which is appropriate to the context and delivers a range of densities within the site allowing for variations in design and character. The proposed density is in accordance with Policy D DM1 (13) of the Local Plan and the NPPF.

HOUSING MIX

Policy H DM1 of the Local Plan says: "The Council will seek a mix of dwelling types and sizes, to include affordable housing units. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation."

The applicant is proposing the following mix at this reserved matters stage (LU/305/19/RES):

- 3 x 1 bedroom flats;
- 14 x 2 bedroom flats/houses;
- 28 x 3 bedroom houses/coach house; and
- = Total of 45 units (35 market + 10 affordable)

Policy H DM1 provides for a mix of housing to meet local needs and requires that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. It is important to highlight that the policy does not prescribe a specific housing mix that must be met by individual applications, with the policy stating that each must be considered on its own merits. The supporting text to Policy HDM1 (12.2.4) continues to acknowledge that the final mix will be the negotiated on a site-by-site basis, having regard to the most up-to-date SHMA.

The 2012 SHMA was the subject of an update in 2016 which paragraph 6.3 stated that the evidence highlighted a direction towards the provision of 2 and 3 bed units for market units and smaller affordable units. The GL Hearn 2016 update acknowledges at paragraph 6.10 that the analysis clearly shows the different profiles in the different broad tenures with affordable (rented) need being more heavily skewed towards smaller dwellings and market housing predominantly homes with three or more dwellings. Table 29 of the 2016 update identifies a suggested broad mix of housing by size and tenure for the District.

The overall market and affordable mix provides a range of dwelling sizes from 1 and 2 bed flats and 2 and 3 bed houses. The proposed development delivers predominantly 2 and 3 bed dwellings, equating to 93% of the mix. The 1, 2 and 3 bed units equate to 100% of the housing mix. The proposal does not provide any 4 bed market units compared to the recommended proportion of 10-15% in the SHMA update. The objectives of the SHMA provide a focus on family housing across a range of housing sizes and types whilst also providing smaller 1 bed units. The development comprises detached, semi-detached and terraced houses and two apartment buildings which provide for variety not only in housing size but type.

Consequently, it is considered that the proposed housing mix, sizes and tenures in this reserved matter application provides a range of house sizes including family accommodation over a range of dwelling sizes and tenures, and whilst it does not accord with Policy H DM1 of the Local Plan the mix proposed is needed to provide lower density development in sensitive parts of the site.

AFFORDABLE HOUSING

Policy AH SP2 of the Local Plan says "for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance".

The residential development on the site includes 10 affordable houses, which is 1 house more than the 20% provision for affordable housing required in the Section 106 Agreement that accompanied the outline planning permission.

The 10 affordable properties proposed in this reserved matters application comprise the following mix:

- 4 x2 bedroom flats;
- 2 x 2 bedroom (wheelchair accessible) flats;
- 4 x3 bedroom houses.

The Section 106 Agreement specifies the following mix:

- 3 x 2 bedroom flats;
- 3 x 2 bedroom houses; and
- 3 x 3 bedroom houses.

Consequently, the proposed mix is different to the mix specified in the Section 106 Agreement. However, a Deed of Variation to the Section 106 Agreement has been submitted and signed which comprises an amendment to the affordable housing provision only in relation to Parcels A2 and B6, which is the subject of this reserved matters application (LU/305/19/RES).

The proposed affordable tenure split comprises 6 units (i.e. 60%) for Affordable Rent and 4 units (40%) for Shared Ownership. The split specified in the Supplemental Planning Obligation dated 11th September 2018 amended the provision in the Section 106 Agreement to 50% Affordable Rent and 50% Shared Ownership.

The proposed affordable housing mix is considered to be acceptable, as it provides an extra affordable unit (i.e. 10 units instead of 9); and it continues to provide a range of affordable house types and tenures with the development. The affordable units are provided in clusters in the apartment building in Parcel A2 and in the semi-detached units in plots 23 and 24 in Parcel A2 and in the semi-detached units in plots 31 and 32 in Parcel B6. The proposed quantum and location of the affordable housing in Parcel A2 and Parcel B6 is considered to be acceptable as the affordable units would not be centred entirely in one location but they would be provided in two clusters in the application site.

The LPA is satisfied that the affordable units would be tenure blind in terms of elevational treatments of all of the affordable units, ensuring the design and materials of the affordable units would be no less than that of the open market housing.

The proposed development does not comply fully with the Section 106 Agreement imposed on the outline planning permission in terms of the provision of 20% affordable housing as it is slightly over 20% and the mix of units on the site. However, the proposal includes one additional affordable unit and the proposal is considered to be acceptable. A scheme is required prior to commencement demonstrating

how the affordable mix fits with the whole site.

SITE LAYOUT, APPEARANCE AND CHARACTER

Policy D DM1(1) of the Local Plan 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 D SP1 of the Local Plan specifies that development proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change); and the influence these objectives have on the form of the development.

Parcel A2 is located within the Western Development Character Area and Parcel B6 is located in the Southern Quarter Character Area. These character areas are detailed in the Development Framework Document (DFD), August 2017.

The Western Development Character Area, including Parcel A2, is physically separated from the majority of the development land at Hampton Park by the approved route of the southern section of the Lyminster Bypass. It has a strong link with the existing development to the west along Toddington Lane. As such, the design approach would provide for a natural extension to the existing suburbs. The Development Framework Document recommends that the green character of Toddington Lane should be retained and built upon. The Document acknowledges that the Lyminster Bypass would have a strong impact on the overall character of the area.

The Western Development Character Area forms a gateway into Littlehampton as well as the main entrance into new development as defined in Development Framework Document. Appropriate focal building will be required. It would deliver commercial and retail development with high density apartment accommodation above ground floor level.

The Development Framework Document says that the Western Development Character Area closely relates to the style and architectural language of surrounding existing development along Toddington Lane / Mill Lane; with shared surfaces running parallel to Toddington Lane allowing new housing to address the main road.

The Southern Quarter Character Area, including Parcel B6, is a transition area between the existing housing along Toddington Lane and the proposed contemporary design of the Local Centre. The built form in the Southern Quarter is characterised by high density, gridded development which would provide for a mix of housing and apartment buildings. The Southern Quarter, as defined in the Development Framework Document, will act as a buffer between the traditional suburban appearance of the Western Development Area and the contemporary appearance of the Local Centre. Consequently, a more traditional domestic approach to design and scale is expected in the south parts of the Southern Quarter, with modern and contemporary approaches in close proximity to the Local Centre Character Area.

The design objectives in the Southern Quarter Character Area, as set out in the Development Framework Document aims to achieve increased visual impact as it sits along the edge of the development. High quality of materials and feature built form creates the long views announcing new development on the north approach to Hampton Park.

The Development Framework Document says that the Southern Quarter Character Area is characterised by well fronted regular pattern of development. Streets comprise a palette of consistent material within each street scene with variation across the area permitting a transition from more traditional character of

existing Toddington Lane development to modern, contemporary Local Centre Character Area.

The applicant has submitted a revised Design and Access Statement (DAS Revision C), dated February 2020, which accompanies the reserved matters application. This Design and Access Statement identifies the following key character areas:

- The Toddington Lane response; and
- The Courtyard.

The Design and Access Statement explains that the Toddington Lane response in Parcel A2 includes three detached houses along the site frontage with the lane, which include flint and brick detailing, hipped gables and bay windows. The layout of the site includes the provision of a large area of open space which includes a double LEAP and a Village Green, located in a prominent location fronting onto Toddington Lane in Parcel A2.

Within Parcel B6, the Toddington Lane response comprises the apartment building, which steps down from 2.5 storey to 2 storeys, including barn hipped roofs and cream wash render. The garden boundary treatments for the units fronting Toddington Lane would comprise of 1.8 metre high brick walls. The Courtyard character area is made up of houses set informally around the internal estate roads, and comprising a mix of semi-detached, detached and terrace houses, including flint, weatherboarding, render, tile hanging, and barn hipped roofs.

The applicant has also proposed the provision of focal buildings, which would be located at prominent locations within the proposed residential development on Parcels A2 and B6 at Hampton Park. The apartment buildings on Parcels A2 and B6 and the houses on Plots 1 and 3 at the entrance to Parcel A2 and on Plots 19 and 20 on the east west estate road on Parcels A2 provide focal buildings within the site. The focal buildings would have double frontages and be dual facing and incorporate detailed design features. It is considered that the provision of focal buildings would enhance the development framework for the housing within the two character areas.

The siting of the large apartment building on Parcel B6 is predicated on the approved route of the southern section of the Lyminster Bypass, located to the west of Parcel B6; and the location of an existing pumping station on Toddington Lane, to the east of the application site.

The proposed apartment building and the terraced and semi-detached properties proposed in Parcel B6 within the Southern Quarter Character Area would provide a high density, slightly more urban character to the detached and semi-detached houses in Parcel A2. However, the introduction of an apartment building in Parcel A2, next to the approved line of the southern section of the Lyminster Bypass assists in the visual transition from the lower density development in the Western Development Character Area, moving eastwards towards the Southern Quarter Character Area.

The design approach to the Western Development Character Area and the Southern Quarter Character Area proposed by the applicant will be for traditional houses, which would fit in with the existing housing along Toddington Lane, including Hollyacres to the east and Empress Close to the west of the application site; but they would not be contemporary in appearance

The proposed residential development in Parcel A2 in the Western Development Character Area and in Parcel B6 in the Southern Quarter Character Area complies with the general description of development and the design objectives set out in the Development Framework Document for Hampton Park.

The proposed layout excludes surface water attenuation basins as surface water storage would be provided in the form of a cellular crate tank system constructed under the public open spaces and the courtyard car parking areas. This will be an underground structure and, once in situ, would be covered

with topsoil. The development would also include permeable paving.

It is considered that the proposed reserved matters layout plan reflects the guidance in the NPPF, in respect of the need to create a high standard of environment for residents, which is also reflected in the requirements of the Local Plan; and that the current application for the approval of reserved matters (LU/305/19/RES) accords with Policy D DM1 and Policy D SP1 of the Local Plan.

DESIGN AND FORM OF BUILDINGS

Paragraph 124 of the National Planning Policy Framework (NPPF) says: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Paragraph 16 of the National Design Guide states: "well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This 'story' will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application."

Policy D SP1 of the Local Plan requires "all development proposals should be of good quality and demonstrate a high standard of design".

A high quality, locally appropriate indicative materials palette was included on page 23 of the Design and Access Statement (Revision C, February 2020). A material schedule has been submitted for Parcels A2 and B6 including brick details comprising: Hampton Rural Blend Brick, Autumn Glow Brick, Old Westmill Red Multi Brick and County Red smooth brick; roof tile details comprising: Humber Plain Clay roof tiles (Flanders and Tuscan); and detailing including: Hardie Plank Weatherboard Cladding Heathered Moss Green, Flint, Antique White render and Portland stone. It is considered that the proposed material schedule would provide high quality materials that would ensure that the residential development on Parcels A2 and B6 both integrates with the existing housing along Toddington Lane; and equally it would ensure that the proposed development would provide a visually attractive 'gateway' development leading into Hampton Park.

Amended plans have been submitted of the elevations of the proposed apartment building on Parcel B6, removing the proposed cladding and replacing it with creamwash render, adding stone fronted projecting bays, together with stone heads and sills to the windows; and removing an entire storey and one entire unit. It is considered that the proposed amendments to the apartment building on Parcel B6 would enhance the visual appearance of the building, and ensure that it mirrors the materials that are proposed for the external elevations of the apartment building on Parcel A2.

The proposed elevations of the houses fronting onto Toddington Lane, including flint features and brick quoins, together with brick garden walls would enhance the frontage of the site. It is considered that the use of creamwash render, tile hanging and brick quoins, together with stone heads and sills and detailing around the windows would ensure that the design and external appearance of the houses and apartments on Parcels A2 and B6 would be of a very high quality.

It is considered that the proposed design and form of the houses and the two apartment buildings is acceptable and the proposed development complies with Policy D SP1 and Policy D DM1 of the Local Plan and with the Development Framework Document.

SCALE AND BUILDING HEIGHTS

Policy D DM1(14) of the Local Plan says: "the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement".

The predominance of two storey dwellings on this site is in accordance with the Parameter Plan (Vertical Alignment) approved at the outline planning stage (LU/47/11), and is in keeping with the character of the residential development including the two storey houses on Winterberry Way and Hollyacres to the east and Empress Close to the west, and ensures that the development reflects the built form and massing, comprising the modern housing estates to the east and west. The large apartments building on Parcel B6 has been reduced in size, and one storey has been removed; thereby reducing the number of units on the whole site from 46 units to 45 units. The apartment building on Parcel A2 is 3 storeys high and the eastern wing of the apartment building on Parcel B6 is 3 storeys high. It is considered that the reduction in the size of the apartment building on Parcel B6 has resulted in a building with an improved scale, height and visual appearance, in accordance with the parameter plan - Vertical Alignment for Hampton Park.

Consequently, it is considered that the proposed residential development complies with Policy D DM1 of the Local Plan.

HIGHWAY ISSUES

Policy T SP1 of the Local Plan says that "to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network".

The applicant is proposing to construct two roads directly off Toddington Lane, to serve Parcel A2 and Parcel B6 respectively. Within both Parcels a short length of estate road built to an adoptable standard, with pavements on either side. The 2.0 metre wide footways would tie in with the existing pavements running along the southern side of Toddington Lane. The secondary roads leading off the estate road would comprise of shared surfaces; and the private drives would also be shared surfaces.

It is considered that the proposed internal road hierarchy is acceptable and it complies with Policy T SP1 of the Local Plan.

Parking Provision

Policy T SP1(d) of the Local Plan says: "The Council will support transport and development which incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision taking into consideration the impact of development upon on-street parking."

The proposed development includes the provision of 96 car parking spaces, consisting of 80 spaces allocated for residents, 10 spaces allocated for visitors, and 6 unallocated spaces for residents and their visitors. The 6 unallocated spaces are all located in Parcel B6. The proposed level of car parking is in accordance with the District Council's newly adopted parking standards. Visitor parking is proposed in the form of lay-by spaces which are located throughout the development and in addition, many of the dwellings have sufficient space to accommodate visitor parking on plot. Car parking is predominantly on plot, but with clusters of courtyard parking serving the apartment buildings and the 5 detached houses located on the western boundary of Parcel A2. The applicant is proposing to break up the parking spaces in visual terms by planting specimen trees between spaces.

There is one garage within the whole development, which is an integral garage serving Plot 33 on Parcel

B6. The dimensions of the integral garage measure 6.0m by 3.0 metres, and the size of the garage is considered to be acceptable.

Cycle parking is proposed to be provided for the two apartment buildings in secure cycle stores in free standing buildings alongside the apartments. The Refuse and Fire Strategy Plan (No. 544_PL_108 Rev. J) includes the siting of sheds in the rear gardens of the houses for the storage of bicycles. The sheds would measure 1.2 wide x 1.8 metres long, which are considered to be acceptable. The Refuse and Fire Strategy Plan also includes details of the refuse collection points for each house and for the two apartment buildings within Parcels A2 and B6, together with details of the refuse vehicle tracking within the site, which are also considered to be acceptable.

Consequently, the proposed parking provision complies with Policy T SP1(d) of the Local Plan and the newly adopted parking standards, as it incorporates appropriate levels of parking, taking into consideration the impact of the development upon on-street parking.

Footways

Policy T SP1 of the Local Plan says: "The Council will support transport and development which gives priority to pedestrian and cycle movements".

The reserved matters application includes a hard surfaced footpath link from the double LEAP on Parcel A2 onto Toddington Lane, which would provide access and link the proposed new housing estate to the existing services and facilities in Wick and Littlehampton and those planned for Hampton Park.

It is considered that the proposed development complies with Policy T SP1 of the Local Plan in terms of creating a safe and secure layout for pedestrians.

LANDSCAPING

Policy D DM1 of the Local Plan states that: "When considering any application for development the Council will have regard to the following aspects: make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features; demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area." (Policy D DM1(1) and D DM1(2))

The Development Framework Document says that all the individual development parcels will be appropriately landscaped to ensure that development blends in with both the immediate surroundings and the wider area. Creating a strong public realm will be key to achieving this successfully. Frontage and verge landscaping to dwellings will be important to the development of the character areas including a range of open verge areas which will provide opportunities for structural landscaping. Front gardens which will allow for an element of individuality and hedge planting where frontage parking arrangements are provided.

Detailed landscaping plans have been submitted with the reserved matters application, which propose strategic planting along Toddington Lane; and there is a landscape buffer on either side of the Bypass covered by the reserved matters approval for the southern section of the Lyminster Bypass. Large specimen nursery trees are proposed to be planted throughout Parcels A2 and B6, which would provide a sense of maturity. There would also be frontage and verge planting within the residential developments on Parcels A2 and B6, which, it is considered, would enhance the appearance of the Western Development Character Area and the Southern Quarter Character Area, respectively. The proposed layout in Parcels A2 and B6 incorporating front gardens and hedge planting would also enhance the landscaping of the site.

It is considered that the two development parcels (Parcels A2 and B6) will be appropriately landscaped to ensure that development blends in with both the immediate surroundings along Toddington Lane and the wider area, including Hampton Park.

Consequently, it is considered that the proposed landscaping scheme is acceptable and complies with Policy D DM1(1) and Policy D DM1(2) of the Local Plan.

TREES

Policy ENV DM4 of the Local Plan says: "where planning permission is granted, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme."

An Arboricultural Assessment and Method Statement have been submitted with the reserved matters application, which refers to the removal of 2 trees of moderate quality (Category B) and 25 trees of low quality (Category C). No trees of high quality ((Category A) are proposed to be removed. The Statement confirms that all the root protection areas (RPAs) of the retained trees would be protected and there will be no encroachment during the proposed development. The reserved matters application includes a comprehensive tree planting scheme.

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

Consequently, it is considered that the proposed tree planting in Parcels A2 and B6 complies with Policy ENV DM4 of the Local Plan. The detailed tree protection measures would be dealt with under a separate DOC dealing with Condition 15.

OPEN SPACE PROVISION

Policy OSR DM1(2a) of the Local Plan says: "housing will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the district open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new off-site provision in order to address any future demand."

The Development Framework Document stipulates that children's play will, where possible, be designed to act as village greens and neighbourhood parks, providing a clear focal point for the community.

A total of 4,477 square metres of open space would be provided in Parcels A2 and B6. The proposed double LEAP, measuring 800 square metres, with an accompanying tract of public open space within Parcel A2 would be located in a prominent location fronting onto Toddington Lane. Timber play equipment would be provided within the double LEAP. The provision of the double LEAP within the application site would compensate for the complete lack of a LEAP in either Persimmon Homes Phase 1 development on Parcel A1 or on the Bovis Homes development (LU/117/15/RES) at Hampton Park.

The proposed provision of a double LEAP on Parcel A2 and the on-site open space is acceptable, in accordance with the parameters plan for Hampton Park, and the proposed play provision for the site complies with Policy OSR DM1(2a) and Policy OSR SP1 of the Local Plan.

RESIDENTIAL AMENITY

Policy D DM1(3) of the Local Plan says "have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance".

The proposed location and orientation of the dwellings on the layout plan shows that the proposed houses are more than 10 metres from the existing houses at numbers 19 and 20 Mill Lane and therefore should ensure that neighbouring residential amenity is not adversely affected by either the loss of privacy or by overlooking.

The residents of Numbers 19 and 20 Mill Lane have objected to the proposed residential development. An amended plan has been submitted showing the proposed house on Plot 10 moved away from the boundary with Numbers 19 and 20 Mill Lane by 3.0 metres. The side elevation of the house on Plot 10 is now 12 metres from the back wall of the existing house at No. 20 Mill Lane; and it is 10 metres from the back wall of the attached garage house, which is considered to be an acceptable stand-off distance to ensure there is no overlooking or loss of privacy. The height of the ridgeline of the roof on the house on Plot 10 has also been reduced by 0.65 metres. A retaining wall and fence would be constructed within Parcel A2, together with a low landscaped hedge. Additional landscaping is proposed on the land between plot 10 and the boundary of the site. It is considered that the amended siting of the house on Plot 10 and the reduction in the ridgeline of the roof, and the location of the retaining wall would not have an overbearing or visually detrimental effect on the residents of numbers 19 and 20 Mill Lane. In addition, the levels on plots 11 and 12 have been dropped by 100mm to maintain a relative height proportion along the street scene, which is considered to be acceptable.

The revisions to the layout on the western boundary of Parcel A2 include a unit (originally Plot 12 - Alnwick) has been re-positioned to be within the previously proposed semi-detached units of Plot 15 and Plot 16 to now make a terrace of three units along this section of the site. This revision in the layout of the houses has enabled the parking spaces to be better allocated in front of the associated properties, and also allowed for more landscaping between parking spaces, which is considered to be a visual improvement.

The submitted topographical maps show that there would be no raising in the levels on Parcel A2, within the application site. The stockpiles of soil which were generated during the archaeological excavation are being spread out across the application site to ensure that the ground level is returned to its original level as set out on the topographical plans.

Environmental Health has requested that sufficient space be provided between the apartment buildings and the Bypass. There is a 20 metre buffer between apartment building A on Parcel A2 and apartment building B on Parcel B6 and the line of the the Bypass, which is considered to be acceptable and it would provide sufficient protection for residents living in the apartment buildings.

Consequently, it is considered that the proposed residential development complies with Policy D DM1(3) of the Local Plan in terms of impact upon neighbouring residential amenity.

NOISE POLLUTION

The NPPF and Policy QE DM1 of the Local Plan emphasise that noise sensitive development will not be permitted if its users would be affected by noise by proposed noise generating uses.

A Noise Report and a Vibration Report, including ventilation measures, required under condition 37 will be considered in a separate application for the discharge of conditions (DOCs), which will be submitted separately to this reserved matters application which will. address the vibration from both the railway and

from the Lyminster Bypass. Condition 38 imposed on the outline permission (LU/47/11) requires all ground level private amenity space to have a predicted noise level of less than or equal to LAeq, 55dB (measured over a 1 hour period) within the first 5 metres from the building facade. Environmental Health is satisfied with the locations of the private amenity spaces serving the apartment buildings. The proposed siting of the private amenity spaces for Apartment Buildings A and B is considered to be acceptable. The specific noise details for the private amenity spaces would be set out in the Noise Report.

To minimise the potential impact of noise generated by vehicles on Toddington Lane to the north, the southern section of the Lyminster Bypass which will bisect Parcels A2 and B6, and the railway line to the south, careful consideration has been given to the siting and layout of buildings on the site. Apartment Building A on Parcel A2 has been re-orientated so that the rear facade would face the Bypass, so as to reduce the impact of noise on the residents of the flats. Living rooms and bedrooms would be located wherever possible on shielded facades, with non-sensitive spaces such as corridors, bathrooms, en-suite, utility rooms, window less gable ends and kitchens located on the road facing facades on the apartment buildings and the houses.

The proposed development would include the provision of alternative ventilation (including acoustic trickle vents) for bedrooms and living rooms due to the proximity of the railway line and the route of the approved Bypass. Sound reduction glazing would be required for most facades within the proposed development, especially those dwellings facing the railway, the route of the approved Bypass and Toddington Lane. Boundary fences would be constructed from brick or solid timber panels with no gaps and a ship lapped design and be a minimum of 1.8 metres high, with 2.0 to 2.5 metre high fences on properties adjacent to the railway line and the route of the approved Bypass, to provide further protection to external private amenity spaces.

EXTERNAL SPACE STANDARDS

The submitted layout plan shows all of the houses with rear gardens that measure 10 metres in length. The proposed development includes amenity space for the two apartment buildings, both in front and private spaces to the rear which are private for the individual flat blocks, which are considered to be acceptable. The site layout includes 20 metre back to back stand-off distances and 11 metre side on back distances, which are considered to be acceptable.

INTERNAL SPACE STANDARDS

Policy D DM2 of the Local Plan 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.

There are no Lifetime Homes proposed on Parcels A2 and B6 LU/305/19/RES), but 2 wheelchair units are being provided in Apartment Building A. The obligation in the Section 106 Agreement is that 10% of the affordable units will be Lifetime Homes across the whole development (25 plots) at Hampton Park. Consequently, the Lifetime Homes would be provided on other (later) phases. This will need to be set out in the forthcoming Affordable Housing Scheme.

The floor plans of each dwelling / apartments where it specifies the number of bedrooms, the occupancy and the square metres of floor space have been cross referenced with the Nationally Described Space Standard (NDSS) table (Table 1). The minimum gross internal floor areas of all of the houses and the apartment buildings on the application site comply with Policy D DM2 and meet the NDSS requirements.

CLIMATE CHANGE

Policy ECC SP1 of the Local Plan says: "The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability

of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness in biodiversity". Policy ECC SP2 of the Local Plan says: "All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable".

The proposed east/west orientation of Apartment Building A and the houses on Plots 10-14 inclusive on Parcel A2 would ensure maximum solar gain and would comply with Policy ECC SP1 of the Local Plan. However, the north/south orientation of the remaining houses on Parcel A2 and the houses and Apartment Building on Parcel B6 would not ensure maximum solar gain and would not comply with Policy ECC SP1 of the Local Plan. The orientation of the application site, comprising Parcels A2 and B6, runs east/west and therefore the majority of the dwellings are orientated north/south and therefore, on balance the proposed layout makes all reasonable endeavours to achieve maximum solar gain on a narrow site.

SUMMARY

This reserved matters application seeking approval for appearance, scale, layout and landscaping is considered to be acceptable. It is considered that the proposed residential development on Parcels A2 and B6 would result in a well designed, high quality scheme which seeks as far as possible to integrate itself with the existing developments in Persimmon Homes Phases 1 and 2 at Hampton Park, and reflects the local vernacular. It is therefore recommended that this application for reserved matters is approved and the following conditions be imposed.

HUMAN RIGHTS ACT

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

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

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

SECTION 106 DETAILS

There is a Section 106 agreement which accompanied the outline planning permission (LU/47/11)

regarding the provision of on-site and off-site infrastructure. There are a number of Deeds of Variation to the S106 Agreement, which include changes to the provision of affordable housing. The Deeds of Variation are covered under planning permissions LU/346/14/PL, LU/182/15/PL and under this application for the approval of reserved matters (LU/305/19/RES).

RECOMMENDATION

APPROVE CONDITIONALLY

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

Drawing No. 544_PL_001 Rev. A - Location Plan
 Drawing No. 544_PL_100 Rev. K - Planning Layout
 Drawing No. 544_PL_101 Rev. K - Planning Layout - COLOUR
 Drawing No. 544_PL_102 Rev. K - Tenure Plan
 Drawing No. 544_PL_103 Rev. K - Storey Heights Plan
 Drawing No. 544_PL_104 Rev. K - Unit Types Plan
 Drawing No. 544_PL_105 Rev. K - Parking Strategy Plan
 Drawing No. 544_PL_106 Rev. L - Roof Finishes Plan
 Drawing No. 544_PL_107 Rev. M - External Wall Finishes Plan
 Drawing No. 544_PL_108 Rev. K - Refuse & Fire Strategy Plan
 Drawing No. 544_PL_109 Rev. K - Character Areas Plan
 Drawing No. 544_PL_110 Rev. K - External Works Plan
 Drawing No. 544_PL_BCS_100 Rev. C - Bin & Cycle Store - Proposed Floor Plan & Elevations - Plots 28 - 33
 Drawing No. 544_PL_SS_100 Rev. G - Street Scenes
 Drawing No. 544_PL_ALN_100 Rev. C - Alnwick House Type - Proposed Floor Plans
 Drawing No. 544_PL_ALN_200 Rev. C - Alnwick House Type - Proposed Elevations - Brick
 Drawing No. 544_PL_ASH_100 - Ashworth House Type - Proposed Floor Plans
 Drawing No. 544_PL_ASH_200 - Ashworth House Type - Proposed Elevations - Brick & Flint
 Drawing No. 544_PL_ASH_202 - Ashworth House Type - Proposed Elevations - Brick
 Drawing No. 544_PL_CLA.CR_100 Rev. C - Clayton Corner House Type - Proposed Floor Plans
 Drawing No. 544_PL_CLA.CR_200 Rev. A - Clayton Corner House Type - Proposed Elevations - Brick
 Drawing No. 544_PL_CLA.CR_201 Rev. B - Clayton Corner House Type - Proposed Elevations - Brick & Flint
 Drawing No. 544_PL_CLA_100 Rev. C - Clayton House Type - Proposed Floor Plans
 Drawing No. 544_PL_CLA_201 Rev. B - Clayton House Type - Proposed Elevations - Tile Hanging
 Drawing No. 544_PL_HAN_100 Rev. C - Hanbury House Type - Proposed Floor Plans
 Drawing No. 544_PL_HAN_200 Rev. B - Hanbury House Type - Proposed Elevations - Brick
 Drawing No. 544_PL_HAN_201 Rev. C - Hanbury House Type - Proposed Elevations - Brick & Flint
 Drawing No. 544_PL_HAT_100 Rev. E - Hatfield House Type - Proposed Floor Plans
 Drawing No. 544_PL_HAT_200 Rev. C - Hatfield House Type - Proposed Elevations - Weatherboard
 Drawing No. 544_PL_HAT_201 Rev. D - Hatfield House Type - Proposed Elevations - Brick
 Drawing No. 544_PL_HAT_202 Rev. D - Hatfield House Type - Proposed Elevations - Weatherboard
 Drawing No. 544_PL_DER.CR_100 - Derwent Corner House Type - Proposed Floor Plans

Drawing No. 544_PL_DER.CR_200 Rev. A - Derwent Corner House Type - Proposed Elevations - Brick
 Drawing No. 544_PL_3BCH_100 - 3 Bed Coach House, House Type - Proposed Floor Plans
 Drawing No. 544_PL_3BCH_200 - 3 Bed Coach House, House Type - Proposed Elevations - Weatherboard
 Drawing No. 544_PL_3BH_100 Rev. B - 3BH House Type - Proposed Floor Plans
 Drawing No. 544_PL_3BH_200 Rev. B - 3BH House Type - Proposed Elevations - Brick & Render
 Drawing No. 544_PL_BLK_B_100 Rev. A - Apartment Block B - Ground Floor Plan - Plots 36 - 39
 Drawing No. 544_PL_BLK_B_101 Rev. C - Apartment Block B - First Floor Plan - Plots 40 - 43
 Drawing No. 544_PL_BLK_B_102 Rev. B - Apartment Block B - Second Floor Plan - Plots 44 - 46
 Drawing No. 544_PL_BLK_B_200 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
 Drawing No. 544_PL_BLK_B_201 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
 Drawing No. 544_PL_BLK_B_202 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
 Drawing No. 544_PL_BLK_B_203 Rev. B - Apartment Block B - Elevation - Plots 36 - 46
 Drawing No. 544_PL_BLK_A_100 Rev. B - Apartment Block A - Ground Floor Plan - Plots 25 - 26
 Drawing No. 544_PL_BLK_A101 Rev. C - Apartment Block A - First Floor Plan - Plots 27 -28
 Drawing No. 544_PL_BLK_A_102 Rev. C - Apartment Block A - Second Floor Plan - Plots 29 -30
 Drawing No. 544_PL_BLK_A_200 Rev. B - Apartment Block A - Elevation - Plots 25 - 30
 Drawing No. 544_PL_BLK_A_201 Rev. B - Apartment Block A - Elevation - Plots 25 - 30
 Drawing No. 544_PL_BLK_A_202 Rev. B - Apartment Block A - Elevation - Plots 25 - 30
 Drawing No. 544_PL_BLK_A_203 Rev. C - Apartment Block A - Elevation - Plots 25 - 30
 Drawing No. A088461 LA300 Rev. S - Parcel A2 & B6 - Landscape Layout
 Drawing No. A088461 LA301 Rev. S - Parcel A2 & B6 - Proposed Planting: 1 of 2
 Drawing No. A088461 LA302 Rev. S - Parcel A2 & B6 - Proposed Planting 2 of 2
 Drawing No. A088461 LA303 Rev. S - Parcel A2 & B6 - LEAP Design
 Drawing No. 544_PL_LEV_06 Rev. A - External Works Section & Levels Plan

Drawing No. 544_PL_RMP - Rising Main Location Plan

Material Schedule - Littlehampton Phase 3 - Parcels A2 & B6.

Design & Access Statement, February 2020, Rev. C.

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

- 2 No development above damp proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and been approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 3 No dwelling shall be occupied until the road(s), footways, and casual 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 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. The areas of land so provided shall not thereafter be used for any purpose other than the garaging of vehicles.

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 Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 6 INFORMATIVE: 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.

- 7 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.

- 8 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.

- 9 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.

- 10 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.

11 **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.