

REPORT UPDATE

Application no: LU/330/18/PL
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Location: Land South Of Cornfield Close Littlehampton
Description: Demolition of existing buildings & the erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure

UPDATE DETAILS

Reason for Update/Changes:

2 Objections reiterating comments of Town Council and questioning whether boundary fencing be reinforced behind Oakcroft Gardens and that Notices were not displayed.

Officer comment:

Site notices have been displayed in accordance with procedure. The comments of the Town Council have already been addressed in the officer report. The details of fencing are confirmed by the agent as 1.8m high close boarded fencing.

Heads of Terms is as set out below:

WSCC Fire and Rescue £2,465 for Technical Equipment such as fire lances and thermal imaging cameras. Trigger point - commencement.

WSCC Libraries £25,887 for expansion of facilities at Littlehampton Library to include toilets, community meeting spaces, shelving and the range of services the specific library is able to provide such as braille or facilities for the hard of hearing. Trigger point - commencement.

WSCC Sixth Form £62,941. The Littlehampton Academy (TLA) to provide additional toilets, changing rooms, science labs and MUGAs and items for learning such as electronic devices, sports equipment and text books. Trigger point - commencement.

WSCC Secondary Education £333,737 for fixtures, fittings and equipment at phase 2 of the new secondary school for Arun. Trigger point - commencement.

WSCC Primary Education £249,651 for expansion at River Beach to provide additional toilets, changing rooms, science labs and MUGAs, and additional equipment such as electronic devices, sports equipment and text books. Trigger point - commencement.

NHS £82,759 for Minor Injuries unit at Park Surgery, Littlehampton. Trigger point - commencement.

ADC £123,000 for Off site play equipment at Rosemead, Littlehampton for the supply and installation of a range of play equipment improvements with appropriate surfacing to enhance and improve existing facilities. Trigger point - 50% occupation.

ADC £19,353 for improvement of Football Sports Pitch at Southfields Road, Littlehampton. Trigger point - 50% occupation.

The contributions towards facilities at River Beach have been discussed again with the County Council The facilities mentioned are examples of what the contributions could be spent on under the additional facilities schemes at the primary school and the sixth form. County don't know when the money will come to them from this site, and therefore do not know the exact facilities the

schools will be in need of by the time the money can be spent in order to mitigate the expected 13.9 primary school places and 2.1 sixth form places the development will generate. When the money is available they will ensure that this adheres to the named scheme in the Agreement.

A revised Site Plan has been submitted indicating the position of the LAP.

County Highways have verbally advised that they do not consider that the proposal will have an impact on the scheduled A259 improvements.

The conditions have been discussed with the agent. The pre commencement have been agreed and some alterations to wording and deletion of conditions have been made.

- An additional condition has been added relating to submission and provision of details of seating in the Local Area for Play(unequipped).
- Plans condition is amended to refer to site plan which now includes a LAP.
- Condition 8 and final part of condition 17 have been omitted and replaced with a condition referring to compliance with FRA and Ground Investigation Report and Remediation Strategy and Verification Plan.
- Condition 12 is removed as this duplicates requirements of condition 9.
- Condition 13 is amended to refer to phasing.
- Wording of new Condition 12 is amended.
- Condition 15 is removed as it duplicated condition 10.
- Condition 17 omitted as it is a repeat of condition 13.
- Conditions relating to materials, fencing and removal of PD rights to some plots have been added.

Officer Comment: The contributions requested are considered to be CIL compliant.
An updated recommendation sheet is appended to this Report.