



Arun District Council
Arun Civic Centre
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Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Your Ref: LU/398/17/DOC

Please ask for:

Michael Eastham

26 February 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by conditions imposed on planning reference LU/47/11 relating to
conditions 7 (Landscaping), 9 (FRA), 19, 20 & 21 (Ecological Survery), 31 (Energy), 37 & 38 (Noise)
Land North of Toddington Lane Littlehampton,,

Notification regarding the above application:

Condition Number 7

The appearance, landscaping and layout particulars to be submitted in accordance with Condition 1 for any phase or sub phase shall include (insofar as they are relevant to that phase or sub-phase):

- i. The detailed layout of the site including the delineation of the precise boundaries of the sites reserved for the waste management centre, primary school, community centre, allotments, youth facility, and CHP plant in the relevant phases;*
- ii. The siting, design and external appearance of the buildings;*
- iii. A full arboricultural survey to accompany each phase or sub phase of proposed development;*
- iv. The detailed design of the southern section of the Lyminster bypass, including associated levels, profiles, culverts, lighting and street furniture, including a scheme for inclusion of public art. The lighting and street furniture should be of a design and specification which reflects the 'gateway' appearance and function of the new road and could constitute public art;*
- v. The detailed design of the works required for the closure of the Toddington Lane level crossing, including the footbridge, fencing and other accommodation works (such closure being subject to the outcome of a separate legal closure process);*
- vi. The detailed design of the works required for the closure of the Norway Lane level crossing including fencing and other accommodation works (such closure being subject to the outcome of a separate legal closure process);*
- vii. The detailed design of the flood compensation measures including the wetland, including levels and profiles and a programme for construction;*
- viii. Details of recycling facilities;*
- ix. The detailed design of the Community Centre, Primary School, Youth Facility, CHP plant building;*

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.

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Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 7 imposed on outline planning permission LU/47/11: relating to landscaping is approved and the condition is hereby discharged:

- Drawing Number A088461 LA100 Rev. J - Landscape Layout
- Drawing Number A088461 LA101 Rev. J - Proposed Planting (1 of 5)
- Drawing Number A088461 LA102 Rev. J - Proposed Planting (2 of 5)
- Drawing Number A088461 LA103 Rev. J - Proposed Planting (3 of 5)
- Drawing Number A088461 LA104 Rev. J - Proposed Planting (4 of 5)
- Drawing Number A088461 LA105 Rev. J - Proposed Planting (5 of 5)
- Drawing Number A088461 LA106 Rev. J - LEAP
- Drawing Number A088461 LA107 Rev. J - Hard Landscape
- Drawing Number A088461 LA108 Rev. J - Tree Planting Details
- Drawing Number A088461 LA109 Rev. J - Tree Images

The details are approved only in relation to Parcels C1 and part of C2, B2 and B4 as covered by LU/121/17/RES

Please do not hesitate to contact the above officer if you require any further assistance.

Yours faithfully



Neil Crowther