

Ros Bentley
Planning Contributions and Data Analysis Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

10th December 2021

**Section 106 Obligations Relating to Outline Approval Reference No. LU/47/11
In respect of Phase 2B at Hampton Park, Toddington Lane, Littlehampton**

I refer to the above matter and to the reserved matters approval (reference number LU/178/20/RES) for Phase 2B.

On behalf of Persimmon Homes Ltd, I have reviewed the Section 106 Agreement associated with the outline approval for the overall site to determine which obligations are required to be met prior to the commencement of development of Phase 2B.

I enclose the following documentation as part of this submission:

- Ecology Scheme;
- Amenity Space Scheme;
- Open Space & Structural Landscaping Scheme.

Schedule 16, Part 1 – Ecology

Schedule 16, Part 1 of the Section 106 requires the submission and approval of an Ecology Scheme prior to the commencement of development and means a scheme setting out details of:

- a) the ecological enhancement proposals within the site including a programme for implementation and;
- b) the management and monitoring of the proposals referred to at (a) above.

The enclosed Ecological Mitigation and Management Plan prepared by ECOSA enclosed with this submission provides this information.

Schedule 3, Part 2, Clause 1 – Amenity Space Scheme

Schedule 3, Part 2 of the S106 requires the submission and approval of the Amenity Space Scheme prior to the occupation of the first dwelling of development and means a scheme to be submitted showing:

- a) the precise boundaries of the amenity space;
- b) the detailed plans and specification for the construction, laying out and servicing and planting of the amenity space;
- c) a programme for the delivery of the amenity spaces and;
- d) the management and maintenance proposals for the amenity space.

Schedule 3, Part 1, Clause 1 – Open Space & Structural Landscaping Scheme

Schedule 3, Part 1 of the S106 requires the submission and approval of the Open Space Scheme prior to the commencement of development and means a scheme to be submitted setting out:

- a) the precise boundaries of each area of open space and structural landscaping;
- b) the detailed plans and specification for the construction, laying out and servicing and planting of the open space and structural landscaping;
- c) a programme for the delivery of the open space and structural landscaping and;
- d) the management and maintenance proposals for the open space and structural landscaping.



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There are no areas of Public Open Space on Phase 2B and in addition to this, there are no Local Areas of Play (LAPs) or Local Equipped Areas of Play (LEAPs) as the site is immediately adjacent to the Central Wetland Area, which will form the largest area of public open space in Hampton Park. LAPs have been provided in Phase 2 and a LEAP is also being provided in Phase 2 which is immediately west of Phase 2B.

Drawing 545_PL_AP2_101 is the approved Planning Layout drawing and drawings A088461 LA400[R], A088461 LA401[R], A088461 LA402[R] and A088461 LA403[R] are the approved Landscape and Planting proposals, together these detail the areas of approved Amenity Space and Landscaping for Phase 2B along with the specification for implementation.

The following points are noted in relation to the Amenity Space and Landscaping:

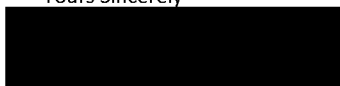
- The above cited plans show the precise boundaries of the Amenity Spaces and Landscaping within Phase 2B;
- The above cited plans provide details and specification for the construction, layout out, servicing and planting of the Amenity Spaces and Landscaping;
- In accordance with Condition 16 of the Outline Planning Permission, it is confirmed that the proposed landscaping will be carried out in the first planting and seeding seasons following first occupation of Phase 2B and any trees of plants which within a period of 5 years from the completion of the phase die, which are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species unless the Local Authority gives written consent to any variation; and
- The management and maintenance of any areas outside of private curtilages will be completed by an appointed management company.

Summary

If you require anything else, please do not hesitate to contact me. Otherwise, I look forward to receiving confirmation that the above Section 106 obligations relating to Phase 2B have been satisfied.

Please note the remaining obligations will be addressed at a later stage, in accordance with the relevant timing triggers where applicable.

Yours Sincerely



Aimee Harris
Planner
Persimmon Homes Thames Valley