



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

David Jobbins
Luken Beck MDP
30 Carlton Crescent
Southampton
SO15 2EW

Date: 9th November 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: PAA/82/20/

Dear Mr Jobbins,

Pre-Application Advice

Erection of 154 affordable dwellings with associated access, car parking and landscaping.
Land north of Toddington Lane Littlehampton BN17 7PP

I write regarding the above matter and your enquiry received on 19th August 2020.

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted, I understand that you are acting for the owners of Sites A, B, C and D within the Commercial Hub at Hampton Park; and that Persimmon Homes remain in control of the remainder of the land on which the Local Centre is proposed.

This pre-application proposal (PAA/82/20) is for the development of 154 affordable houses and apartments by Hyde New Build Ltd ("Hyde") on Sites A and B within the Commercial Hub at Hampton Park.

I also understand that T & L Crawley No. 2 LLP (T & L) is actively marketing Site C for a hotel; and is working closely with Persimmon Homes to accommodate a proposed Care Home on Site D within the Commercial Hub.

DESCRIPTION OF SITE

The site is part of a former horticultural nursery, which is located north of Littlehampton which is currently being re-developed as an urban extension, known as North Littlehampton Strategic Development Area (SDA) and marketed as Hampton Park.

The Commercial Hub falls within the Local Centre Character Area as set out in the approved Development Framework Document (November 2017), which accompanied the Section 73 application (LU/182/15/PL) for Hampton Park.

Site A (0.91 hectares) and Site B (0.81 hectares) in the Commercial Hub would be located immediately

west of the approved route of 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. Site A would be situated south west and Site B would be situated north west of the approved roundabout on the southern section of the Lyminster Bypass.

DESCRIPTION OF LOCALITY

The pre-application site (comprising Sites A and B) is bounded to the north by further parcels of developable land within the Commercial Hub and beyond by the Black Ditch and by open fields. The eastern boundary of the pre-application site is formed by the approved route of the southern section of the Lyminster Bypass and beyond by the land designated as the Local Centre at Hampton Park. Sites A and B are bounded to the south and west by a parcel of land (Persimmon Homes Phase 1), which comprises 114 dwellings that have all been constructed and are now occupied.

The residential area of Toddington is located south of the railway and the separate village of Lyminster lies to the north. The northern part of the residential area of Wick is situated to the west of Hampton Park, 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.

PLANNING ISSUES

The following issues have been identified for consideration.

Principle

Design

Amenity Space Provision

Affordable Housing

Flooding/Drainage

Protected Trees

Open Space Provision

Light Pollution

Noise Pollution

Landscape

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

<u>AHSP2</u>	AH SP2 Affordable Housing
<u>DDM1</u>	D DM1 Aspects of form and design quality
<u>DDM2</u>	D DM2 Internal space standards
<u>DSP1</u>	D SP1 Design
<u>ECCSP1</u>	ECC SP1 Adapting to Climate Change
<u>EMPSP3</u>	EMP SP3 Strategic Employment Land Allocations
<u>EMPDM1</u>	EMP DM1 Employment Land: Development Management
<u>ECCSP2</u>	ECC SP2 Energy and climate change mitigation
<u>ENVDM4</u>	ENV DM4 Protection of trees
<u>ENVSP1</u>	ENV SP1 Natural Environment
<u>GISP1</u>	GI SP1 Green Infrastructure and Development
<u>HDM1</u>	H DM1 Housing mix
<u>HERSP1</u>	HER SP1 The Historic Environment
<u>HERDM1</u>	HER DM1 Listed Buildings
<u>OSRDM1</u>	Protection of open space, outdoor sport, comm& rec facilities

<u>QEDM1</u>	QE DM1 Noise Pollution
<u>QEDM2</u>	QE DM2 Light pollution
<u>QESP1</u>	QE SP1 Quality of the Environment
<u>SKILLS SP1</u>	SKILLS SP1 Employment and Skills
<u>TDM1</u>	T DM1 Sustainable Travel and Public Rights of Way
<u>TSP1</u>	T SP1 Transport and Development
<u>WDM1</u>	W DM1 Water supply and quality
<u>WDM2</u>	W DM2 Flood Risk
<u>WDM3</u>	W DM3 Sustainable Urban Drainage Systems
<u>WMDM1</u>	WM DM1 Waste Management

<u>Littlehampton Neighbourhood Plan 2014 Policy 19</u>	Lyminster Bypass & the A27 at Arundel
<u>Littlehampton Neighbourhood Plan 2014 Policy 2</u>	A Spatial Plan for the Town
<u>Littlehampton Neighbourhood Plan 2014 Policy 22</u>	Design of New Development

Planning Policy Guidance:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Supplementary Guidance:

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports Facilities

PRINCIPLE

The comments in this letter are based on the pre-application covering letter from Hyde New Build Ltd ("Hyde" - dated 17th July 2020), the covering letter from Luken Beck (dated 19th August 2020), Site A and B Location Plan, Coloured Site Layout Plan (Drawing No. 20076/C101B), the RICS Q1 2020: UK Commercial Property Market Survey and the supporting document prepared by SHW (dated 3rd February 2020) on behalf of T & L Crawley No. 2 LLP (T & L) on the feasibility of delivering a large-scale office scheme at Hampton Park.

The principle of mixed use development was approved at the outline planning permission stage (LU/47/11), which was granted on 23rd January 2013. The outline planning permission was approved under LU/47/11/, which was amended by LU/346/14/PL and LU/182/15/PL. Planning permission LU/182/15/PL includes a Development Framework Document (DFD). The Development Framework Document ensures that developments at Hampton Park would have continuity in design with the future reserved matters applications that will be brought forward under the outline permission. There are currently five Deeds of Variation to the Section 106 Agreement which was imposed on the outline planning permission (LU/47/11). A sixth Deed of Variation is currently being drafted alongside planning obligation application LU/164/20/PO which deals with the occupation triggers increasing from the 350th dwelling occupied to 450th dwelling occupied for the delivery of the northern section of the Fitzalan Link Road and the southern section of the Lyminster Bypass.

The outline planning permission (LU/47/11) for Hampton Park included the provision of up to 1,260 dwellings, up to 3,500 square metres of local facilities (i.e. up to 37,000 square feet of retail provision), a 100-bed hotel and a 60-bed care home. The outline planning permission (LU/47/11) included the provision of retail floorspace of up to 3,500 square metres; including a convenience foodstore of up to 500 square metres, and restaurant/ cafe / public house/ takeaway floorspace of up to 500 square metres mixed with the retail units. The outline permission also included a 100-bed hotel with a floor area of up to 3,000 square metres, leisure floorspace (e.g. gym / health club) of up to 1,500 square metres; and a youth facility building. A range of public open space to serve both formal sports and informal recreation and leisure needs including a fitness trail.

Policy EMP SP3 of the Local Plan allocated 2.0 hectares of land in North Littlehampton (i.e. at Hampton Park) as strategic employment land which would (a) provide significant new employment opportunities to support the objectives of reducing out commuting and creating local jobs; (b) provide employment-led development in Littlehampton; (c) capable of accommodating indigenous and inward investment requirements; (d) deliver new infrastructure to meet the requirements of businesses that can provide wider benefits for the sub-region; and (e) developed with consideration and enhancement of landscape character, designated and other protected habitats and species, air and water quality.

Policy EMP DM1 of the Local Plan says existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

It is considered that the loss of strategic employment land in Sites A and B on the Commercial Hub at Hampton Park to wholly residential use is contrary to Policy EMP SP3 of the Local Plan; and that the principle of wholly residential development on Sites A and B is unacceptable in principle. The pre-application correspondence has provided a short-term economic snapshot, based on the effect on the market of the current Covid-19 pandemic. It is considered that insufficient long-term economic evidence has been submitted to justify the loss of the employment land on Sites A and B; and it has not been demonstrated robustly that the site is no longer required and is unlikely to be re-used or re-developed for industrial / commercial purposes, as required by Policy EMP DM1(a). Nor has it been demonstrated that the existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved, as required by Policy EMP DM1(b). The District Council would not be willing to forego commercial development on this site.

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 Commercial Hub:

The Commercial Hub would be considerably diminished in the current pre-app (PAA/82/20) which covers Sites A and B and is considerably less than the commercial area approved at outline (LU/47/11). Whilst it is acknowledged that the commercial market is different now, there needs to be sufficient justification for such a significant departure from the outline, and consideration given to the impact of the change to a wholly residential use, albeit with 100% affordable housing. The NPPF (paragraph 91) seeks to support decisions which 'promote social interaction - for example through mixed use developments, strong neighbourhood centres..' and 'enable and support healthy lifestyles'. Chapter 6 of the NPPF says "planning decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development" (Paragraph 80).

Sites A and B in the Commercial Hub have the benefit of outline planning permission (LU/47/11) for the

erection of up to 13,000 square metres of B1 employment floorspace arranged in buildings over 3 to 4 storeys in height. The current pre-application (PAA/82/20) proposals would result in the development of 154 affordable dwellings on the two sites in the Commercial Hub, which is a departure from the principles and land uses agreed under the amended outline planning application.

The proposed new residential development on Sites A and B in the Commercial Hub would require a new planning application. The proposed residential development would not result in long term place making at Hampton Park, but the delivery of a dormitory town on the outskirts of Littlehampton, which is not considered to be acceptable.

The supporting document prepared by SHW based in Brighton (dated 3rd February 2020) on behalf of T & L Crawley No. 2 LLP (T & L) concludes that:

- New office development is now focussed at major established commercial centres or established business parks next to primary, national infrastructure.
- There is as lack of demand for office accommodation within the Sussex Coastal Area outside of Brighton.
- Office demand in Littlehampton is limited.
- Littlehampton has failed to attract inward investment from within the office sector.
- A new build office scheme would need to achieve a rent in the order of £30 per square foot to achieve an acceptable level of financial viability; which is only achievable in Brighton.
- There is no reasonable prospect that the site (i.e. Hampton Park) would attract an office occupier.

The RICS Q1 2020: UK Commercial Property Market Survey provides a brief snapshot in time and comments that "as would be expected giving the ongoing Covid-19 outbreak, the survey results point to a sharp deterioration in market sentiment. Social distancing measures and forced business closures have severely restricted activity and will unfortunately continue to weigh heavily on the outlook over the coming months". However the Survey comments that "on a positive note , three-year capital value expectations point to an improvement in the office and industrial sectors further ahead".

Conclusion on principle

Having assessed the submitted information, it is considered that residential development is not compatible on Sites A and B, due to the loss of strategic employment land within the Commercial Hub, however, residential development is compatible in terms of a 100-bed hotel on Site C. The proposal to change the make-up of the Commercial Hub is not considered to be acceptable. It is understood that Persimmon Homes are considering re-locating the Care Home from the Local Centre to the Commercial Hub and that you are working closely with them to accommodate a proposed Care Home on Site D; and that Persimmon Homes are considering increasing the amount of residential units in the Local Centre at Hampton Park.

The District Council would not be willing to forego commercial development on this site. It is important to ensure that the uses proposed in the Commercial Hub integrate and that place-making opportunities are not lost, otherwise Hampton Park would become little more than a dormitory town, which would be contrary to Policy EMP SP3 which supports the objectives of reducing out commuting and the creation of local jobs. Whilst it is acknowledged that Covid-19 is altering the way we live and work, the site still needs to provide a mix of uses that will be flexible in the long term and to plan for a place that is part of the built environment of North Littlehampton in decades to come.

Five Year Housing Land Supply and the Tilted Balance:

The covering letter from Luken Beck, dated 19th August 2020 focusses on the District's Five Year Housing Land Supply, and claims that the policies in the Arun Local Plan (adopted July 2018) are out of date.

The latest information shows that Arun District has a 2.9 year' housing land supply for the period 2019-2024. The 2.9 year' figure arises from an Inspector's Decision Letter (Appeal Ref: APP/C3810/W/19/3236911) - Land adjacent to Bonhams and Flints, Hoe Lane, Flansham

Paragraph 10 of the National Planning Policy Framework (NPPF) states: "So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development".

Paragraph 11 of the NPPF states: "For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (Footnote 7), granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (Footnote 6); or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Footnote 7 begins: "This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites...".

Paragraph 11(d) is generally known as the 'tilted balance'. In the absence of a five-year housing land supply, and if the proposal constitutes sustainable development, the 'tilted balance' in paragraph 11(d) of the NPPF is engaged. This would require an application for planning permission to be granted unless the proposed development conflicted with the policies of the NPPF or that any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. In respect of 11(d)(ii), this pre-app response letter will show that there are adverse impacts associated with the proposal in terms of the loss of strategic employment land.

Paragraph 8 of the NPPF states that in order to achieve sustainable development; economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The following is an analysis of the sustainable nature of the site and proposal:

The site is socially sustainable as it lies on the northern edge of Littlehampton and it is possible for residents to use non-car means of transport to access the primary schools, high schools, shops and other services by the existing bus service nearby and those planned as part of the long-term development of Hampton Park. People will be able to walk and cycle along the new Lymminster Bypass and there are future footway and cycleway links planned as part of the Hampton Park development which will increase the opportunities for residents to walk and cycle to and from local services and facilities. In terms of environmental sustainability, the long term planning of Hampton Park includes the creation of large areas of public open space, including the Central Wetland Area which will provide opportunities to enhance the existing ecology and create biodiversity net gains. In terms of economic sustainability the planned Commercial Hub would provide employment opportunities for the existing residents of Arun, with the opportunity to attract inward investment and additional employees from outside the District.

The residential development on Sites A and B on the Commercial Hub would sit outside the existing Section 106 Agreement for Hampton Park and would be required to make a CIL contribution towards local schools, libraries, sports facilities and the local health service. As such, there would be a benefit to the local community as the site is located in Zone 2 of the Arun CIL Charging Schedule Zone Maps and would therefore be liable to pay CIL at £70 per square metre of net additional floorspace.

The development would likely result in economic benefits and losses to the local area. The economic benefits comprise the following:

- An increase in Council Tax receipts;
- Potential 'New Homes Bonus' payments from the Government;
- The creation/maintenance of construction jobs; and
- Additional spending by new residents on local goods & services.

The economic losses comprise:

- The loss of office jobs that would have been provided on Sites A & B;
- The loss of investment by office workers in local shops and services.
- The loss of secondary jobs in terms of cleaners, caretakers and security staff.

Consequently, it is considered that it is sustainable development by taking into account the social, environmental and economic strands and the location of the development at Hampton Park, it is concluded that paragraph 11d is engaged. Even with the benefit of the tilted balance, it does not necessarily mean that this proposed development would be granted planning permission. The requirement to apply section 38(6) of the Planning and Compulsory Purchase Act 2004 is not displaced. Paragraph 11 does not say that where relevant policies in the development plan are out of date, the plan must be ignored. It does not prevent a decision-maker from giving as much weight as they judge to be right to a proposal's conflict with the strategy in the plan or, in the case of a neighbourhood plan, the vision.

Paragraph 12 of the NPPF states: "The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan) permission should not usually be granted."

If a planning application were to be submitted for the proposed development on Sites A and B on the Commercial Hub at Hampton Park it would not be looked on favourably.

It is considered that the proposed development of 154 affordable houses and apartments on Sites A and B within the Commercial Hub would not contribute to and enhance the local environment for the reasons set out below.

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; Phase 2 of the Persimmon Homes development is currently under construction (LU/121/17/RES); and Parcel A2 in Phase 3 (LU/305/19/RES) is under construction.

An assessment of the pre-application site layout and character; density, scale and massing; and materials and architectural details is set out below.

LAYOUT, SCALE AND APPEARANCE

The pre-application Coloured Site Layout Plan (Drawing No. 20076/C101B) shows a very cramped residential development and it does not include any open surface water drainage features. The surface water drainage should follow the principles laid down in the Mayer Brown drainage strategy for Hampton Park. Permeable paving should also be incorporated wherever possible to provide a suitable means of water treatment.

Two large apartment buildings (Flat Block A accommodating 35 units and Flat Block B accommodating 20 units) on Site A front onto the Lyminster Bypass which would be similar in scale and height to the existing apartment buildings on Phase 1 at Hampton Park. Similarly, two large apartment buildings (Flat Block C accommodating 35 units and Flat Block D accommodating 20 units) on Site B front onto the Bypass; and this site is also occupied by two further apartment buildings (Flat Block E accommodating 9 units and Flat Block F accommodating 9 units) which occupy the majority of the remaining land on Site B. This is a higher density area of Hampton Park with large commercial units and the proposed development (albeit residential in nature) is comparable in scale with what was allowed under the outline planning permission (LU/47/11).

In terms of placemaking, the submitted Coloured Site Layout Plan (Drawing No. 20076/C101B), identifies the siting of the apartment buildings and the houses, all of which appear to be located in very close proximity to one another. There is very little public open space or private amenity space serving the 6 apartment buildings on Sites A and B, which is contrary to ADC's emerging Design Guide which requires that suitable Open Space is provided within residential developments.

Landscaping should be provided as mitigation towards screening and softening the visual impact of the proposed residential development on Sites A and B. The high density concentration of apartments and houses on the pre-application Coloured Site Layout Plan (Drawing No. 20076/C101B), with limited amounts of open space could have the potential to make this a very stark looking part of Hampton Park. Screen planting should be provided in front of the apartment buildings along the eastern boundary of Sites A and B fronting the highway, so as to enhance the visual appearance of the residential development. The pre-application Coloured Site Layout Plan (Drawing No. 20076/C101B) does not appear to accommodate sufficient space to provide a landscaped setting incorporating open spaces to serve the proposed dwellings, in line with good design or be able to accommodate biodiversity net gains within the proposed residential development.

The approved landscaping along the western side of the Lyminster Bypass, which is immediately east of Sites A and B, should be shown on the layout plan on the forthcoming reserved matters application for the Commercial Hub, even though the landscaping would be located outside the red line plan. This would help illustrate the comprehensive landscaping belt that has been approved alongside both the northbound and southbound carriageways of the Lyminster Bypass. Sections need to be provided to extend through the Bypass to show changes in levels where the southern section of the Lyminster Bypass is raised up to 6.0 metres in height where it passes over the railway line and over Toddington Lane.

Sites A and B are located at focal points within Hampton Park at the northern gateway into Littlehampton. No street-scenes or elevations have been submitted with the pre-app correspondence (PAA/82/20), however, careful thought would need to be given to the design and external appearance of the two large apartment blocks which are proposed to be located at the focal points on Site A (Flat Blocks A and B) and the five large apartment blocks that are located on Site B (Flat Blocks C, D, E and F) within the Commercial Hub. This is the 'front door' into Littlehampton and the key buildings at these focal points will need to be of a very high quality design and appearance.

In terms of scale, the 4 apartment buildings facing the Lyminster Bypass (Flat Blocks A, B on Site A and Flat Blocks C and D on Site B) need to mirror whatever is going to be proposed on the Local Centre, situated immediately east of the Bypass. You will need to look at these buildings in the context of Lyminster Bypass as a street. The 4 apartment buildings (Flat Blocks A, B, C and D) could be enhanced further by the introduction of hard and soft landscaping in front of them, along Lyminster Bypass and along the Main Avenue.

It is considered that the footways and cycleways identified in the Pedestrian & Cycle Access Parameters Plan (Drawing No. GR.L_014 Rev. B), which was submitted and approved with the outline planning permission (LU/47/11) and amended under permission LU/182/15/PL, have not been incorporated into the pre-application layout plan for residential development Sites A and B in the Commercial Hub. The proposed layout lacks connectivity and permeability for walking and cycling within and across the Commercial Hub.

Parking provision is now informed by Arun District Council's Parking Standards SPD, January 2020. It is difficult to define whether there are sufficient parking spaces (including 20% provision for visitor parking) in Sites A and B in the Commercial Hub (Coloured Site Layout Plan Drawing No. 20076/C101B), serving the apartments and houses. No provision has been made on the pre-application layout plan for cycle stores serving the 6 apartment buildings or for the provision of garden sheds for the storage of bicycles serving the houses, which is contrary to the Arun District Council's

CHARACTER

The Commercial Hub is located within the Local Centre Character Area as set out in the approved Development Framework Document (November 2017), which accompanied the Section 73 application (LU/182/15/PL) for Hampton Park. The proposal is a departure from the character of this area set out in the agreed Development Framework Document.

The design of the buildings in the Local Centre Character Area would need to create a new modern vernacular with a contemporary design. Consideration needs to be given to how the buildings on Sites A and B appear when viewed from the southern section of the Lyminster Bypass.

DENSITY AND BUILDING HEIGHTS

The Commercial Hub includes high density development on Sites A and B located opposite the Local Centre on the Land Use Parameter Plan (Drawing No. GR.L_006 Rev. B). It is considered that the proposed densities with the Commercial Hub would be acceptable for office uses but not for residential use due to the lack of private amenity space serving the apartment buildings. The Vertical Alignment Parameter Plan (Drawing No. GR.L_008 Rev. B) which was approved at the outline planning stage (LU/47/11) and amended under permission LU/182/15/PL identified up to 4 storey development in the Commercial Hub. No elevational plans or street-scenes have been submitted with the pre-app correspondence for Sites A and B in the Commercial Hub. However, 3 and 4 storey office and commercial developments would be acceptable in the Commercial Hub, in accordance with the approved Vertical Alignment Parameter Plan (Drawing No. GR.L_008 Rev. B) for Hampton Park.

It is considered that the provision of high density, 4 storey development would be acceptable in principle in this location. However, the lack any private amenity space and public open space on Sites A and B would be unacceptable. The provision of private amenity space and public open space within the proposed residential development on Sites A and B is considered in more detail below.

DESIGN

The pre-application information that you have submitted does not set out how the residential development on Sites A and B in the Commercial Hub accords with the provisions of the Arun Design Guide. The site has gone through site appraisal, consequently, the forthcoming planning application for Sites A and B on the Commercial Hub will need to justify the departure from what has previously been agreed and justify the revised design rationale.

You will need to submit a document with the planning application setting out how what you are proposing addresses the National Design Guide. You will be required to demonstrate clearly how the proposals accord with the National Design Guide and the emerging Arun Design Guide SPD. It is of fundamental importance that this level of detail is provided in the forthcoming planning application, otherwise it could be refused.

AMENITY SPACE PROVISION

Section G.03 (Layout & Plot Size) of the Arun Design Guide states the need to: "create an appropriate layout for new development, integrating it with its surroundings. Clarity of layout should be achieved through the careful arrangement of buildings and spaces which should take priority over streets and car parking so that highways do not dominate."

The applicant is requested to submit a schedule of the internal space standards with the forthcoming planning application to ensure that the apartments and the houses on Sites A and B comply with the Nationally Described Space Standard (NDSS) table (Table 1).

Although there are no adopted standards on rear garden sizes in the Arun Local Plan, all of the rear gardens of the houses on Sites A and B need to measure at least 10.5 metres in length, to ensure adequate amenity space is provided and to comply with the Arun Design Guide. Again, it is difficult to

conclude from the submitted pre-application layout plan (Drawing No. 20076/C101B) that all of the rear gardens of the houses on Sites A and B in the Commercial Hub measure at least 10.5 metres in length.

In addition, none of the apartment buildings on Sites A and B appear to have private amenity space, which is a requirement of the Arun Design Guide.

Consequently, it is not possible with the pre-application information submitted that the proposed residential development would comply with Policy D DM1(3) of the Local Plan and the Arun Design Guide in terms of the provision of sufficient private amenity space or the impact on residential amenity.

AFFORDABLE HOUSING

It is understood that Hyde New Build Ltd ("Hyde") would use funding under the Homes England Strategic Partnership (HESP) to subsidise the construction of new homes not designated as affordable housing under the Section 106 Agreement, provided these homes are then provided for sale and letting via affordable tenures.

There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As of July 2020, there were 973 households in housing need on the Council's housing register.

The pre-application proposal is not being considered as part of the Hampton Park scheme, but as a standalone scheme for the provision of 100% affordable housing, due to the government top-up scheme, comprising:

- 30 x 1-bed flats;
- 104 x 2-bed flats (including 6 x 2-bed flats over garages);
- 18 x 3-bed houses; and
- 2 x 4-bed houses.

Total: 154 affordable dwellings (comprising 40% affordable rented and 60% shared ownership).

Policy AH SP2 of the Local Plan specifies that 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 pre-app proposal to provide 100% affordable housing on Sites A and B in the Commercial Hub is contrary to Policy AH SP2 and consequently it would be unacceptable as it would not provide the necessary market housing or ensure the development of a balanced community.

The ADC Housing Officer has made the following comments:

The housing need in the district is predominantly for 2-bed accommodation. There is no requirement in the Section 106 Agreement at Hampton Park for 1-bed flats and there is a requirement for only 12 x 2-bed flats. The applicant should not provide 100% affordable provision as is currently proposed in the pre-application correspondence (PAA/82/20). We would anticipate that the affordable housing statement reflects more closely the mix recommended in the Strategic Housing Market Assessment (SHMA), so in our view the current application has an over-provision of 2-bed flats which would need to be balanced with an increased provision of 2-bed houses. There would also need to be an increase of 1-bed dwellings and a slight increase in 3-bed dwellings, at the expense of some of the 2-bed flats. All of the affordable housing requirements would need to be included in a Section 106 Agreement.

The proposed development would be considered to be policy compliant on the basis that it is providing the 30% affordable housing that is proposed to be secured through the S106 Agreement, rather than the 100% that would be secured through other means. The additional provision of affordable housing would, however, be a material consideration that would be given some weight in the decision making process.

LISTED BUILDING

Sites A and B on the Commercial Hub at Hampton Park are close to two listed buildings: The Old Farmhouse & Holly Cottage and Dovecote at Toddington Farm; and they are also in close proximity to a third: Toddington House.

The settings of the listed buildings have already been impacted upon as a result of the existing/emerging large scale development at Hampton Park which is located between the listed buildings and Sites A and B on the Commercial Hub. The concept of more modern contemporary residential development on Sites A and B is acceptable. Therefore, on this basis, it is considered that the proposed residential development on Sites A and B on the Commercial Hub would cause no harm to the significance of the heritage assets or their settings.

PROTECTED TREES

The ADC Arboricultural Officer has made the following comments;

There appear to be significant trees both on and off this site notably across the northernmost development boundary, which could be adversely affected by this pre-app proposal. There is no supporting arboricultural information submitted with the pre-application correspondence, which is a requirement of BS5837:2012. As such, were this pre-application to now proceed, there would be insufficient information to guarantee such trees would be adequately respected and protected.

Looking at the wider site proposals, I find the general principle of development supportable in arboricultural terms, although I would caution that we are unable at this stage to understand the likely constraints from/effect on retained trees.

The applicant would need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

I welcome the opportunity to comment at this pre-application stage and anticipate submission of the above survey reports in due course.

OPEN SPACE PROVISION

The proposed provision of 154 affordable dwellings on Sites A and B in the Commercial Hub at Hampton Park would result in a requirement of 10,842 square metres of public open space and 1,863 square metres of play space. There would also be the requirement for a developer contribution of £121,751 towards the maintenance of public open space, together with a contribution of £30,000 towards the maintenance of play space, in accordance with the ADC Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD, January 2020.

As Site A measures 0.91ha and Site B measures 0.81ha, it is considered that there is insufficient space within the pre-app site area to accommodate the required public open space and the play space provision within the site. As stated above, the lack of on-site public open space and play space provision is considered to be unacceptable in terms of residential amenity and the need for the provision of green and blue space within housing developments.

The requirement to provide 1,863 square metres of play space would be met by the provision of a Locally Equipped Area of Play (LEAP). However, it is considered that there is insufficient public open space within Sites A and B to accommodate a LEAP.

INFRASTRUCTURE PROVISION

The residential development on Sites A and B on the Commercial Hub would sit outside the existing Section 106 Agreement for Hampton Park and would be required to make a CIL contribution towards local schools, libraries, sports facilities and the local health service. As such, there would be a benefit to the local community as the site is located in Zone 2 of the Arun CIL Charging Schedule Zone Maps and would therefore be liable to pay CIL at £70 per square metre of net additional floorspace.

LANDSCAPE

The Council's Greenspace Officer has made the following comments:

A full and detailed landscape scheme would need to be submitted to support the forthcoming planning application for Sites A and B at Hampton Park detailing quantities, species choice, position, densities and size at time of planting and demonstrate how good design is to be achieved regarding the amenity of this area. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained so that a clear picture of the proposals can be seen. A planting scheme would need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which would establish and mature as the site develops. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposed residential development fits in the area, increasing biodiversity and wildlife habitat. A clear indication of the proposed future management of Sites A and B within the Commercial Hub must be set out; with a clear directive of responsibility explaining how this area will be maintained.

It is considered that the landscaping scheme that accompanies the forthcoming planning application includes the provision of tree lined avenues along the highway verge to both the Lyminster Bypass, running north-south and the Main Avenue, running east-west.

DRAINAGE ENGINEERS COMMENTS

The Council's Drainage Engineers have made the following comments:

The submitted plans do not include any details of the proposals for surface water drainage. The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

If on-site infiltration is not possible, drainage via a restricted discharge may be acceptable. Details of this and how it fits in with the wider surface water drainage network here should be provided.

We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. Surface water drainage features should also be designed in a manner that positively affects the amenity of the site. We would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as "plastic crate systems".

It should also be noted that attenuation features should not be counted within useable public open space provision.

Adequate treatment of surface water must be ensured prior to discharge.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

ENVIRONMENTAL HEALTH COMMENTS

The Council's Environmental Health Officers have made the following comments:

If the site were to be developed as proposed following the submission of a planning application, Environmental Health is likely to impose conditions relating to the hours of construction activities, the submission of a Construction Management Plan, a noise report and an air quality report, a contaminated land report, details of the proposed lighting scheme, and the provision of facilities to enable the charging of electric vehicles. The noise report would need to address the noise from the southern section of the Lyminster Bypass, which is located immediately east of Sites A and B in the Commercial Hub at Hampton Park.

The Viridor Household Waste Recycling Site is located close to Hampton Park. The proposed development on Sites A and B on the Commercial Hub would be more than 200 metres away from the Waste Recycling Site, which is considered to be an acceptable distance in terms of noise generation. However, the extension to the Waste Recycling Site would bring the site next door to the Commercial Hub, which is a material planning consideration.

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 a number of the apartments and houses on Sites A and B in the Commercial Hub would ensure maximum solar gain and would comply with Policy ECC SP1 of the Local Plan. However, the north/south orientation of a number of the apartments and houses on Sites A and B in the Commercial Hub would not ensure maximum solar gain and would not comply with Policy ECC SP1 of the Local Plan. On balance the proposed layout makes all reasonable endeavours to achieve maximum solar gain on the site.

CONCLUSION

The proposed development on Sites A and B in the Commercial Hub does not comply with the approved Land Use Parameter Plan and Development Framework Document. The proposed new residential development on Sites A and B in the Commercial Hub would require a new planning application. Even if the Land Use Parameter Plan was amended, the proposed residential development would not be acceptable due to the loss of strategic employment land in North Littlehampton as set out in Policy EMP SP3 of the Local Plan. The pre-application correspondence has not demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial / commercial purposes, as required by Policy EMP DM1(2)(a). Based on the above comments I conclude that were a planning application to be submitted it would be likely to be refused.

It is not clear from the pre-application information provided how the proposed residential development on Sites A and B would function alongside the potential developments on Sites C and D in the

Commercial Hub, or with the potential developments in the Local Centre so as to ensure that the development at Hampton Park is all joined-up. The proposed residential development would not result in long term place making at Hampton Park, but the delivery of a dormitory town on the outskirts of Littlehampton, which is not considered to be acceptable.

The pre-application plans show Sites A and B in the Commercial Hub accommodating 154 affordable houses and apartments. It is considered that there has been a substantial departure from the principles and land uses agreed under the amended outline application for Hampton Park. This pre-application proposal would be different from that originally anticipated, which is considered to be unacceptable because it would result in the provision of less employment land.

Insufficient information has been submitted to demonstrate how the proposed development accords with the draft Arun Design Guide Supplementary Planning Document (SPD), which promotes good design in new development. Consequently, the development is contrary to Policy D SP1 of the Arun Local Plan, the National Design Guide and the emerging Arun Design Guide SPD by failing to adequately address and achieve good design.

Significant weight has been given in the covering letter from Luken Beck (dated 19th August 2020) to the provision of housing delivery under the tilted balance. Even viewing the delivery of housing favourably, the loss of strategic employment land that would derive is significant in nature. In applying paragraph 11(d)(ii) of the NPPF it is clear that the adverse impacts including the loss of the strategic employment land; the compromising of the approved Land Use Parameters Plan; and the fact that the proposed residential development would not result in long term place making at Hampton Park are considered to significantly and demonstrably outweigh the benefits of the scheme, i.e. the delivery of housing to help meet the District's five year housing supply, including provision of affordable housing.

This conclusion is caveated on the fact that not all of the information has been submitted with the pre-application submission.

You are strongly advised to give a presentation on the draft planning application to the next available meeting of the North Littlehampton Steering Group, prior to submission.

FOLLOW UP MEETING

Your pre application advice fee included a meeting, as this has not already been held, please contact me to arrange a convenient appointment.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

- Fully completed and signed Application Form with full description of the proposal.
- Ownership Certificate and Agricultural Land Declaration
- Design and Access Statement
- Correct Fee
- Location Plan (1:1250)
- Site / Block Plan (1:500)
- Elevations (Existing and Proposed)
- Floor Plans (Existing and Proposed)

Roof Plans

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Landscape Scheme

Bin Storage and Collection Provision

Parking Plan

Planning Application Summary

Street Scenes

I also suggest you go through the conditions imposed on the outline planning permission (LU/47/11) to check that all of the requisite information is submitted.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning