## Recommendation Report for Planning Permission

**REF NO:** **LU/43/14/**

**LOCATION:** Land Parcels 4A & 4B
Courtwick Lane
Land South of Railway, Littlehampton

**PROPOSAL:** Approval of Reserved matters following Outline permission LU/355/10 for the appearance, landscaping, layout and scale of 90 dwellings (including 23 affordable dwellings) within land parcels 4A and 4B. Departure from the Development Plan.

### SITE AND SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | Phase 2 reserved matters submission for construction of 90 dwellings (including 23 affordable) within part of the site granted outline planning permission for up to 600 units. Reserved matters approval is sought for all remaining matters - appearance, landscaping, layout and scale. |
| SITE AREA | 3.45 hecatres |
| RESIDENTIAL DEVELOPMENT DENSITY | 26 dph |
| TOPOGRAPHY | Predominantly flat within the application red-line site area. However, the land falls away by a significant degree to the western boundary of the site (adjacent to the River Arun) by approximately 4m. |
| TREES | None affected by the proposed development. |
| BOUNDARY TREATMENT | The site boundaries are defined as follows:<br>· The south eastern boundary is formed by a redundant nursery. This site previously had planning permission for employment uses.<br>· The northern boundary by a hedgerow, containing some trees and a notable tree group south of the farm, separating the site from Brook Barn Farm and adjacent small fields and the West Coastway railway line and Littlehampton branch.<br>· A belt of newly established planting on the north eastern boundary that forms the boundary with an area of open space provided as part of the adjoining residential development.<br>· Along the southern boundary, a post and rail |

fence and occasional clumps of scrub along the route of the A259 with residential and employment development to the south, fringed by planting belts.
· An overgrown hedgerow along the southern side of Courtwick Lane.
· The western edge of the site is defined by a hedgerow beyond which lies a series of fields within the floodplain that extend to the railway line south of Littlehampton railway junction.

SITE CHARACTERISTICS

The larger development site comprises 33.6 hectares of land on the northwestern edge of the existing urban area of Littlehampton. It is bound by the A259 to the south, agricultural land to the west and north (beyond which is the railway line), and existing residential and industrial developments to the east. The application site is approximately 1.75km from Littlehampton town centre and 1km of the existing local centre at Wick.

The site comprises two fields of arable farmland (the majority being contained within one large field, separated from the second field, located north and north west of Court Wick Park, by a track).

CHARACTER OF LOCALITY

To the north of the application site is Brook Barn Farm, an independently farmed agricultural unit. Beyond this is the railway line, beyond which is countryside.

Immediately to the east of the site is Court Wick Park and the adjoining Court Wick Park Stables (known locally as the Coach House), both of which are Grade II listed. This group of buildings is partially enclosed by significant groups of tall mature trees. Other buildings in this location include Nos. 4/5 Courtwick Park Cottages, a pair of two storey semi detached houses.

Further to the east, beyond Courtwick Park, is a relatively modern housing development which follows a typical medium density pattern of development accessed by a low speed road network of cul-de-sacs. To the south of this, and separated from the application site by an area of undeveloped land (a former nursery

site), is the Martello Enterprise Centre, an established employment/business park.

To the west of the site is an area of farmland beyond which is the railway and then the River Arun.

The application site's southern boundary is formed by the A259. A landscaped embankment rises to the south of the A259, beyond which is the large residential area of Wick, which comprises a mix of 2 and 3 storey houses and flats arranged around a loose grid of small parking courts and open spaces. To the west of the Wick residential area is the Lineside Industrial Estate, which is accessed from the A259 via Eldon Way.

**RELEVANT SITE HISTORY**

| | | |
|---|---|---|
| LU/355/10/ | Outline application with some matters reserved for mixed use development comprising: up to 600 residential dwellings (including up to 30% affordable housing), up to 4,000 sqm of B1a and B1b employment floorspace, up to 235 sqm of A1/A2/A3 local facilities, structural planting and landscaping, multi functional green infrastructure including sports pitches (and associated changing facilities), informal open space, children's play areas, allotments and surface water attenuation, on-site pedestrian/cycle/bus emergency only access from Courtwick Lane and ancillary works.This application is the subject of an Environmental Impact Assessment & a departure from the Development Plan. | Approved Cond + S106<br>23-03-2012 |
| LU/201/12/ | Application for approval of reserved matters following outline application LU/355/10/ - for road infrastructure and section of spur road to include the landscaping proposals for the land within these road sections | ApproveConditionally<br>15-01-2013 |
| LU/248/13/ | Application for approval of reserved matters following outline approval LU/355/10/ for Phase 1 (115 No units including 29 affordable houses) for layout, appearance, scale, access and landscaping of dwellings. This is a Departure from the Development Plan. | ApproveConditionally<br>14-11-2013 |

| | | |
|---|---|---|
| LU/244/13/ | Application for approval of reserved matters following outline application LU/355/10 for the appearance, landscaping, layout and scale of 70 dwellings (including 20 affordable dwellings) within land parcel 1B. Departure from the Development Plan. | ApproveConditionally 14-11-2013 |

Immediately adjoining the site to the east is a site on Courtwick Lane (LU/224/98) where outline planning permission for residential development was allowed at appeal in 1999.

LU/270/97. Planning permission granted for 2 No. industrial units (6,403 square metres each) on land to the east of the application site at The Normans Nursery. Approved on 20/05/1998.

## REPRESENTATIONS

**Representations received:**

Littlehampton Town Council

Littlehampton Town Council - Objection

· Object to proposed design of development
· Maintain objection to the scheme on grounds of NPPF
· Lacks soft landscaping
· Concerns about surface water run-off
· Lacks adequate visitor parking
· Consider inclusion of a wildlife corridor

**Comments on Representations received:**

These matters will be addressed in the 'conclusions' section of this report.

## CONSULTATIONS

Network Rail
WSCC Strategic Planning
Listed Building Officer
Sussex Police-Community Safety
Sport England South East
Southern Water Planning
South Downs National Park
NHS Property Services
Parks and Landscapes
Environmental Health
Natural England
Planning and Housing Strategy
SE England Partnership Bd.
Engineering Services Manager
Engineers (Fluvial Flooding)
Economic Regeneration
Highways Agency
Arboriculturist

**Consultations responses received:**

Landscape Officer - Planting is satisfactory in relation to the requirements of conditions 1 and 11. Submitted landscape management plan is acceptable.

Sussex Police - Rear parking courts lack surveillance.

Southern Water - No objection

WSCC (Highways) - Carriageway widths are generally 5.5m with 2m footways. These arrangements are acceptable. Raised shared surfaces are proposed at notable junctions which is similar to previous approvals. Future maintenance of verges is unclear. No concerns with the way in which parking is provided.

Network Rail - No observations

South Downs National Park Authority - No comments

Sport England - No comment

Environmental Health - No comment

ADC Engineers - No comment. Surface water drainage details should be provided to part discharge condition for this phase.

Highways Agency - No objection

Housing Strategy & Enabling Manager - Proposed dwelling mix and tenure type is acceptable. Support the proposals.

**Comments on Consultation responses:**

These matters will be addressed in the 'conclusions' section of this report.

## POLICY CONTEXT

Designation applicable to site:

### DEVELOPMENT PLAN POLICIES

| | | |
|---|---|---|
| Arun District Local Plan 2003: | GEN12 | Parking in New Development |
| | GEN2 | Built-up Area Boundary |
| Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections (February 2014): | | D DM2 Internal Space Standards<br>D DM3 External Space Standards |

### PLANNING POLICY GUIDANCE

| | |
|---|---|
| NPPF | National Planning Policy Framework |

## POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can

carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place once the remaining chapters / policies have been published.

**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 proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

**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**

The application site forms part of a wider site which outline planning permission was granted in March 2012 (LU/355/10). This was for up to 600 dwellings and commercial development. The site is to be developed equally between Bellway Homes and Barratt Homes and this application relates to the proposed construction of 90 dwellings for Bellway Homes and is the next phases of reserved matters for residential development on the site.

PLANNING POLICY

Policy GEN7 of the Arun Local Plan states that development proposals should be accompanied by an illustrated written analysis of the site and its setting. It goes on to state that development will be permitted if it creates attractive places and spaces, enhances local distinctiveness and a high standard of design and layout.

Para 7 of the NPPF states that one part of the sustainable development principle is a high quality built environment and para 9 expands by confirming that this is through seeking improvements to the quality of the built environment and widening choice of high quality homes. One of the 'core planning principles' at para 17 is securing high quality design and a good standard of amenity.

Section 7 of the NPPF relates to 'requiring good design'. The section states good design is a key aspect of sustainable development (para 56), that developments should establish a strong sense of place and be visually attractive as a result of good architecture (58). Para 64 confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

APPROVED MASTERPLAN/DESIGN CODE

The masterplan approved as part of planning permission LU/355/10 was intended to support a quantum of development and set a series of design principles for following detailed proposals to use as a starting point for detailed submissions.

The document sought to set a series of design principles at a proportionate level to support an outline planning application. One of the key principles of this plan was lower height, non continuous housing around the edge of the site with housing over the whole site being predominantly 2 - 2.5 storeys.

In respect of the extent of the red line area of the current application, the masterplan includes areas including the continuation of the frontage to the western parkland, the 'rural edge' to the north and western edges of the development and the 'streets and squares' areas, which are the typical residential areas.

The 'streets and squares' areas include the principal boulevard routes, the secondary routes as well as mews/side street areas. These principles were established through the permissions for the first phases but these applications show the majority of this character area throughout the overall scheme. The secondary access boulevard runs from the north western corner of the site eastwards towards Courtwick Lane. This route would comprise buildings slightly set back from the pavements with highway verges (with visitor car parking interspersed) and street trees.

PROPOSALS

Between this scheme and LU/44/14, there are 275 dwellings proposed and the vast majority of these comprise the 'streets and squares' and 'rural edge' character areas.

In terms of the streets and squares areas, these generally comprise two storey (with 2.5 storey on the main routes) dwellings in a typical housing layout. The proposed dwellings would use a different window type to those in the previous approvals (A259 frontage and main boulevard) as well as using white render (as opposed to boarding, flint and tile) as the feature material over the brickwork. The use of this material in these areas has greatly improved and it is now used in specific locations as well as more consistently and subtly - the original proposals were for extensive use in a very horizontal fashion.

The 'rural edge' as originally submitted was not considered to accord with the principles of the approved Design Code. Whilst individual house types were acceptable, it did not comprise a loose knit development with a variety in scale. The proposals have now introduced a variety in ridge and eaves heights in the dwellings, using dormer windows on some house types. They have also introduced the flint as a material to some of these house types.

The frontage that faces west towards the parkland is extended with the same style dwellings and arrangement as previously approved and the 'mews' style areas between the main routes also reflects the style of dwellings approved previously to provide continuity to these different areas.

PARKING & HIGHWAY SAFETY

WSCC have been consulted on the details of the proposed layouts and have looked at parking provision in terms of quantity and quality. All internal garages included within this number will measure 3m x 6m internally.

There are over two off-street parking spaces per dwellings on average and all dedicated parking spaces for the dwellings measures approximately 3m x 5.5m per space (comfortably above the minimum standard). A few parking courts are proposed, principally behind proposed apartment blocks. These areas have slightly smaller car parking spaces but all are a minimum of 2.5m x 5m (above the minimum guidelines contained in Manual for Streets). Further, there are unallocated on-street parking spaces within off-set bays so as not to cause parking that will obstruct the highway.

The entry frontage access road has already been approved and is to be constructed to a width of 6m under permission LU/201/12 at Committee in December 2012. The main route through this scheme is the 'boulevard' that runs north-south through the scheme. This is proposed to the bus route and it has also been designed as a 6m wide carriageway.

EMERGING SPACE STANDARDS

In terms of the internal and external space standards these are considered to be acceptable. Whilst there is not 100% compliance with these standards, it has to be remembered that the outline planning permission was granted nearly three years ago and there have now been subsequent detailed permissions where these standards did not apply.

Private gardens are of a sufficient scale and 83% of these exceed (or are within 10% of) the Councils minimum standards for private amenity space, as set out within the Council Publication

Version of the Local Plan policy DM3. (63% comply. A further 20% are within 10%)

The publication version of the Local Plan also includes policy DM2 which sets minimum internal space standards for residential dwellings. The proposed scheme exceeds (or are within 10% of) the overall internal space standard in over 87% of cases. (50% comply. A further 37% are within 10%)

OTHER MATTERS

This submission seeks approval for all reserved matters, with the exception of access that was approved under planning permission LU/201/12. Therefore, permission is sought for appearance, landscaping, scale and layout. The details submitted, if acceptable, would be satisfactory to cover details required by conditions 1, 11 and 12 of LU/355/10 (landscape proposals, existing trees, boundary treatment, ground levels and tree protection).

The delivery of the areas of open space that adjoin these proposed phases to the west of the perimeter road (as well as LEAP's and NEAP's) are required to be submitted and agreed prior to first occupation. The southern area of open space is to be completed prior to first occupation.

Prior to the commencement of any development, contributions will be required for libraries, community centre, welcome packs, healthcare, primary education and fire service in accordance with the S106 agreement.

## 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 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

In assessing this proposal neutral 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).

## RECOMMENDATION

**APPROVE CONDITIONALLY**

1 No development shall be carried out unless and until a statement of architectural detail has been submitted to and approved in wrting 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 GEN7 of the Arun District Local Plan.

2 The development hereby approved shall be carried out in accordance with the following approved plans:

P802/BEL/PH4/01 C Planning Layout
P802/BEL/PH4/02 B Storey Height Layout
P802/BEL/PH4/03 D External Finishes Layout
P802/BEL/PH4/05 B Affordable Housing Layout
P802/BEL/PH4/06 B Parking Layout
P802/BEL/PH4/SS/01 C Street Scenes Sheet 1 of 2
P802/BEL/PH4/SS/02 C Street Scenes Sheet 2 of 2
P802/P4/1BF/101 Type 1BF Plans & Elevations Style 2 Brick
P802/P4/1BF2/101 Type 1BF2 Plans & Elevations Style 2 Brick
P802/P4/H05-1/101 Type H05-1 Plans & Elevations Style 6 Brick
P802/P4/H06-1/101 Type H06-1 Plans & Elevations Style 2 Brick
P802/P4/H06-2/101 Type H06-2 Plans & Elevations Style 6 Brick
P802/P4/H06-3/101 Type H06-3 Plans & Elevations Style 6 Render
P802/P4/H06-4/101 Type H06-4 Plans & Elevations Style 1 Brick
P802/P4/H07-1/101 Type H07-1 Plans & Elevations Style 6 Brick
P802/P4/H07-1/102 Type H07-1 Plans & Elevations Style 6 Render
P802/P4/H07-A/101 Type H07-A Plans & Elevations Style 2 Brick
P802/P4/H08-1/101 Type H08-1 Plans & Elevations Style 6 Brick
P802/P4/H08-1/102 Type H08-1 Plans & Elevations Style 6 Render
P802/P4/H08-2/101 Type H08-2 Plans & Elevations Style 1 Render
P802/P4/H11-1/101 Type H11-1 Plans & Roof Plan Style 5
P802/P4/H11-1/102 Type H11-1 Elevations Style 5 Brick & Tile
P802/P4/H11-1/103 Type H11-1 Elevations Style 5 Stone & Tile
P802/P4/H11-2/101 Type H11-2 Plans & Roof Plan Style 6 Render
P802/P4/H11-2/102 Type H11-2 Elevations Style 6 Render
P802/P4/H12-1/101 Type H12-1 Plans & Roof Plan Style 5
P802/P4/H12-1/102 Type H12-1 Elevations Style 5
P802/P4/H12-2/101 Type H12-2 Plans & Roof Plan Style 6 Render
P802/P4/H12-2/102 Type H12-2 Elevations Style 6 Render
P802/P4/H13-1/101 Type H13-1 Plans & Roof Plan Style 2 Brick
P802/P4/H13-1/102 Type H13-1 Elevations Style 2 Brick
P802/P4/H13-2/101 Type H13-2 Plans & Roof Plan Style 6 Brick
P802/P4/H13-2/102 Type H13-2 Elevations Style 6 Brick
P802/P4/H15-1/101 Type H15-1 Plans & Roof Plan Style 5
P802/P4/H15-1/102 Type H15-1 Elevations Style 5
P802/P4/H15-2/101 Type H15-2 Plans & Roof Plan Style 6
P802/P4/H15-2/102 Type H15-2 Elevations Style 6 Brick

P802/P4/H15-2/103 Type H15-2 Elevations Style 6 Render
P802/P4/H15-3/101 Type H15-3 Plans & Roof Plan Style 2 Brick
P802/P4/H15-3/102 Type H15-3 Elevations Style 2 Brick
P802/P4/H17-1/101 Type H17-1 Plans & Roof Plan Style 5
P802/P4/H17-1/102 Type H17-1 Elevations Style 5 Option 1
P802/P4/H17-1/103 Type H17-1 Elevations Style 5 Option 2
P802/P4/H17-2/101 Type H17-2 Plans & Roof Plan Style 6 Render
P802/P4/H17-2/102 Type H17-2 Elevations Style 6 Render
P802/P4/H391-A1/101 Type H391-A1 Plans & Elevations Style 2 Brick
P802/P4/H394/101 Type H394 Plans & Roof Plan Style 2
P802/P4/H394/102 Type H394 Front & Side Elevations Style 2
P802/P4/H394/103 Type H394 Rear & Side Elevations Style 2
P802/P4/S01-1/101 Type S01-1 Plans & Elevations Style 2 Brick
P802/P4/S01-1/102 Type S01-1 Plans & Elevations Style 2 Tile
P802/P4/S01-2/101 Type S01-2 Plans & Elevations Style 6 Brick
P802/P4/S01-4/101 Type S01-4 Plans & Elevations Style 1 Boarding
P802/P4/S01-4/102 Type S01-4 Plans & Elevations Style 1 Render
P802/P4/S02-2/101 Type S02-2 Plans & Elevations Style 6 Brick
P802/P4/S02-3/101 Type S02-3 Plans & Elevations Style 1 Timber
P802/P4/GAR/101 Single Garage Plans & Elevations
P802/P4/GAR/102 Garage Pair Gable Sided Plans & Elevations
P802/P4/GAR/103 Garage Pair Pyramid Roof Plans & Elevations
P802/P4/GAR/104 Triple Garage Plans & Elevations
P802/P4/GAR/105 Double Car Barn Plans & Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including dormer windows) to the dwelling houses listed below shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Drawing P802/BAR/PH4/01 Rev C

Plots 407 - 410
Plots 434 - 439
Plots 478 - 479
Plots 484 - 485

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 GEN7 of the Arun District Local Plan.

4 The dwellings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the

accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

5 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.