PERSIMMON HOMES THAMES VALLEY
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

[redacted]

FAO Jonathan Lee
Arun District Council
By Email

February 2024

Town and Country Planning Act 1990 (as amended)
Application for Details Reserved by Condition attached to Planning Approval: LU/47/11
CWA and Phase 5 Condition 39 Bus stops
Land north of Toddington Lane, Littlehampton BN17 7PP – Phase 5

Dear Jonathan,

I am writing to submit the application to discharge condition 39 in relation to Phase 5 at the above site. The following information is submitted to discharge this condition:

- A/PHLITTLE-MAIN.1/10.1 Rev T10 – Phase 5 General Arrangement Drawing 1 of 3;
- A/PHLITTLE-MAIN.1/10-2 Rev T9 – Phase 5 General Arrangement Drawing 2 of 3;
- A/PHLITTLE-MAIN.1/10-3 Rev T9 – Phase 5 General Arrangement Drawing 3 of 3;
- A/PHLITTLE-INT.1/10-1 Rev P12 – Phase 2 General Arrangement Drawing 1 of 2;
- A/PHLITTLE-INT.1/10-2 Rev P11 – Phase 2 General Arrangement Drawing 2 of 2;
- WSCC standard spec 'Anton High Top' battery powered RTPI display.

Discharge of this condition has previously been refused on the basis of further information being required. Details of passenger information displays were requested and have now been provided. Stage 1 and/or Stage 2 Road Safety Audits were also requested but these are not deemed necessary in this instance as the locations of the bus stops has already been approved by virtue of the Phase 2 and 5 Reserve Matter Applications, which were subject to a RSA as part of those applications, and the relevant Technical Approval Processes for each phase will cover off any further requirements. The information to discharge Conditions 39 serves only to confirm the locations of the Bus Stops and provide the Real Time Information required by the condition.

With regards to addressing the Highways Response, three bus stops have been secured within Reserved Matters applications for phases 2 and 5 – one just off Nightingale Way within proximity of the retail area, one close to the northeast corner of the spine road, and one in proximity to the school/community facilities (plans attached). See the relevant approved highway way plans (General Arrangement Plans A/PHLITTLE-MAIN.1/10.1 Rev T10; 1/10-2 Rev T9 and 1/10-3 T9 for Phase 5; and

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A/PHLITTLE.INT1/10-1 P12 and 1/10-2 P11 for phase 2). These plans were listed on the relevant decision notices.

The section of the spine road consented by Phase 2 has long been in, and Phase 5 has been built to binder course, final surfacing is in the process of being laid.

There is no obligation on Persimmon Homes, either condition or s106 to negotiate with a bus operator, this responsibility lies with WSCC as we have paid our relevant s106 contribution for the bus service of £218,096.36 on 2nd February 2018.

As per the outline consent, the bus service would follow the spine road loop, stopping at the bus stops permitted under Phases 2 and 5 – this is clearly detailed within the North Littlehampton Development Framework Document which is an approved document (refer to pages 56 and 57).

I hope that the information provided with this submission is sufficient to discharge condition 39 and I look forward to receiving notification that the application has been validated. If you have any queries please do not hesitate to contact me.

Yours Sincerely

Edward Nabbs

Planner
Persimmon Homes Thames Valley
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