



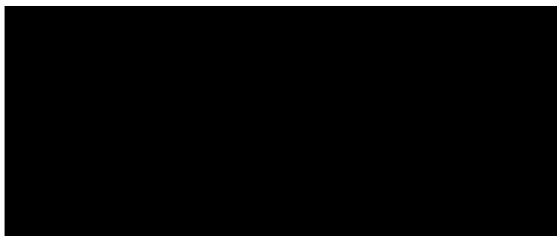
Willmott Dixon Construction Limited

**S96a Non Material Amendment application to
vary permission ref. LU/314/16/PL: Proposed
Redevelopment of the Littlehampton Leisure
Centre Site at Sea Road, Littlehampton, West
Sussex, BN16 2NA**

Planning Statement

February 2017

100 St John Street, London, EC1M 4EH





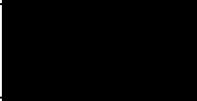
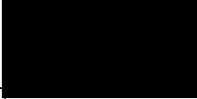
Document Control

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Client: Willmott Dixon Ltd

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EXECUTIVE SUMMARY

This Planning Statement supports a non-material amendment application under S96A of the Town and Country Planning Act (1990), to vary the planning permission granted under planning application reference LU/314/16/PL for:

'Proposed Development of new Leisure Centre Facility (Use Class D2) and demolition of existing Leisure Centre Facility and Sports Dome, including modifications to the existing car parking arrangement, landscaping and associated works.'

Following further investigation into the precise location of the sewer pipes which were previously believed to have run around the north west corner of the proposed building, it has now been confirmed that the exact location of the pipe would be under the northwest corner of the proposed building and therefore the re-orientation of the building would be required. In addition to seeking this design variation, the Project Team is seeking a series of other non-material amendments to the scheme to optimise the operational efficiency of the new leisure centre.



1.0 INTRODUCTION

1.1 Application Description

1.1.1 This Planning Statement supports a S96a Non-Material Amendment application to Planning Permission ref. LU/314/16/PL, which was granted permission on 4th January 2017 by Arun District Council Development Control Panel.

1.1.2 The application is submitted by Willmott Dixon Construction Ltd ('the Applicant') on behalf of Arun District Council ('the landowner').

1.1.3 Following confirmation of the exact location of a sewer pipe, it was revealed the pipe runs directly underneath the northwest corner of the proposed building. Therefore, it is necessary to re-orientate the permitted scheme by 16 degrees to the east. With this comes a number of further non-material amendments, which are intended to maximize the operational efficiency of the building.

1.1.4 To summarise, the proposed changes are as follows:

- Amendments to the internal layout at ground and first floor levels with some rooms and communal spaces being reconfigured to improve the operational efficiency of the building;
- Removal of the mezzanine floor level, with the plant being distributed throughout the remaining building envelope;
- Reduction in the overall width of the building by 1m, with the ground floor footprint now comprising 3,190m² (instead of 3,322m²) and the first floor now comprising 3,314m² (instead of 3,467m²).
- Reduction in the overall floorspace from the approved 4,867m² to 4,290m²;
- Reduction in the maximum building height by 0.45m;
- Reduction in the width of the main swimming pool from 17m to 16.5m (remaining compliant with Sport England recommendations);
- Amendments to the proposed car parking arrangement, with the number of car parking spaces increasing to 140 standard spaces and 9 accessible spaces;
- Amendments to the energy strategy, with the Photovoltaic panels removed and the CHP and grey water harvesting now allocated as provisional items within the plant room space.



1.2 Application Documentation

1.2.1 In addition to this Planning Statement, the Application comprises the following documents:

- Application Form and Certificates;
- Application Plans;
- Covering Letter;
- Design and Access Statement;
- Application Fee.

1.2.2 The Application Plans comprise the following:

Number	Title
3519(08)011 RevB	Location Plan
3519(08)012 RevB	Existing Site Plan
3519(08)013 RevD	GA Site Plan
3519(08)014 RevC	Ground Floor GA Plan
3519(08)015 RevC	First Floor GA Plan
3519(08)016 RevA	Undercroft GA Plan
3519(08)017 RevB	GA Roof Plan
3519(08)018 RevA	Elevations
3519(08)019 RevA	Elevations overlaid with Dome and Existing Leisure Centre
3519(08)020 RevA	Sections AA & BB
3519(08)021 RevA	Sections CC & DD
3519(08)022 RevA	Sections YY & ZZ
3519(08)025 RevA	Visuals

1.2.3 The Non-Material Amendment application is also supported by the following specialist reports, which are updated from those submitted as part of the original planning application

- Transport Statement;
- Arboricultural Survey Report and Tree Protection Plan;
- Energy Statement;



- Construction Management Plan;
- Landscape Strategy and Plan;
- Ecological Review of Landscape Strategy; and
- External Lighting Plan.

1.3 The Applicant

- 1.4.1 The Applicant is Willmott Dixon Construction Limited on behalf of the landowner, Arun District Council.
- 1.4.2 Willmott Dixon are experts in construction and have an experienced team that are familiar with working on the development of new leisure centres.
- 1.4.3 Willmott Dixon work closely with clients and their design teams to ensure that each leisure facility they build is highly energy efficient, financially sustainable and has the design which can maximise participation.
- 1.4.4 In the last 10 years, Willmott Dixon have built over 100 swimming pools and 70 leisure facilities for private, public and educational sector clients.

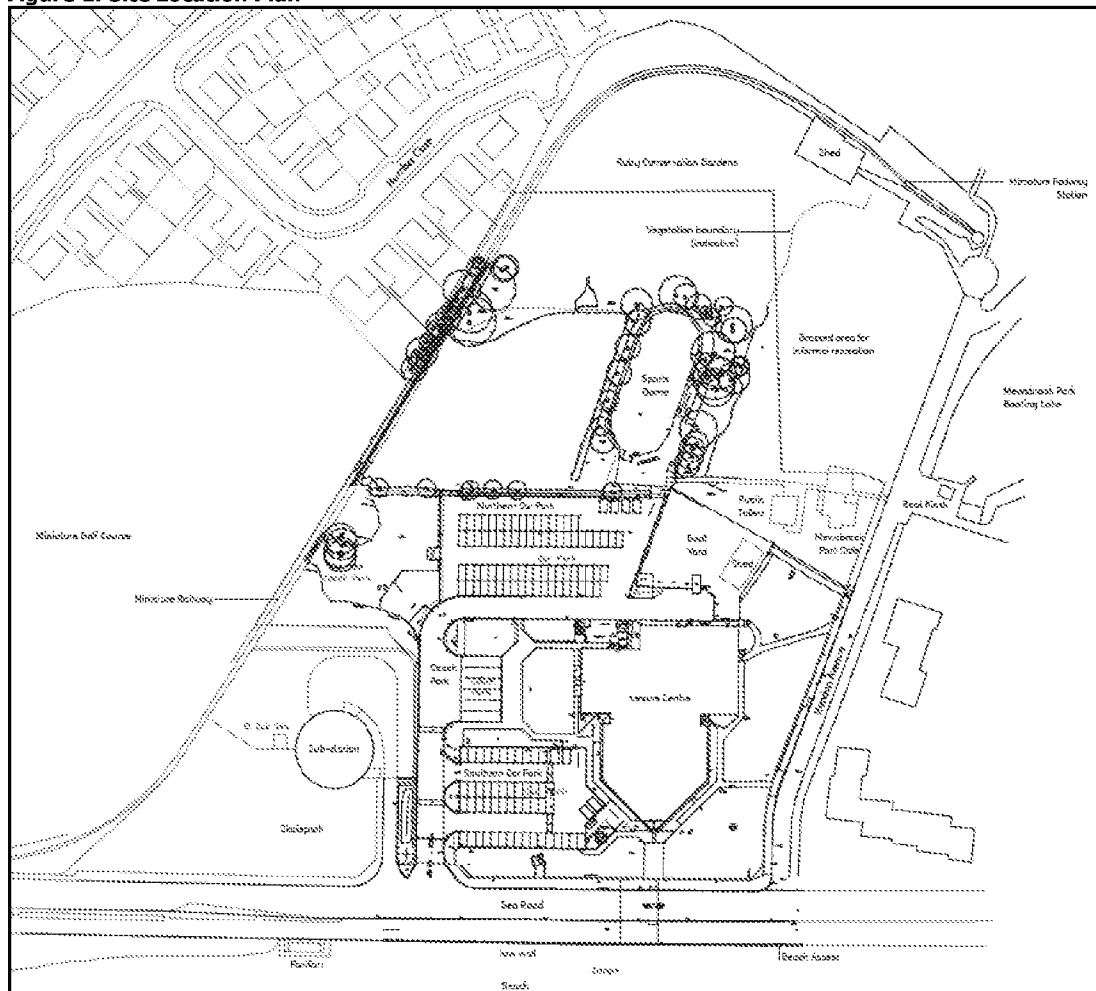


2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location and Context

- 2.1.1 The application site is located close to the sea front on the southern edge of Littlehampton in an area that is characterised by green spaces and leisure activities. To the west of the site is Littlehampton Skatepark and a pumping station operated by Southern Water. Beyond the Skatepark is Norfolk Gardens' golf centre, which includes a 9-hole Par 3 golf course and adjoining miniature golf centre (please see Figure 1 below).

Figure 1: Site Location Plan



Source: LDA Design

- 2.1.2 The residential streets of Humber Close and Thames Close wrap around the northern end of the Application site, with Mewsbrook Park located to the northeast. Mewsbrook Park includes



a small boating lake, a café, a series of attractive pedestrian paths and a miniature railway line that connects the park to Norfolk Gardens.

- 2.1.3 The eastern boundary of the Application site is defined by Hendon Avenue, whilst the Sea Road (B2140) extends along the southern site boundary. The site is located in Flood Zone 3 and is categorised as a tidal flood plain.
- 2.1.4 In terms of the surrounding residential context, a series of established residential streets are located to the north of the Application site and are characterised by detached and semi-detached housing. The nearest residential streets to the north of the site are Humber Close, Thames Close and Tideway. There are 3 no. three-storey residential buildings located to the east of the Application site, on the opposite side of Hendon Avenue.
- 2.1.5 To the west of these residential buildings is Rustington Convalescent Home, which was built in 1897 by Sir Henry Harben. Rustington Convalescent Home is a Grade II listed building set within gardens.

2.2 Site Description

- 2.2.1 The Application site itself comprises an area of 3.15 hectares and includes an existing leisure centre building, which was built in the early 1982 (please see Figures 2 and 3 overleaf).
- 2.2.2 The leisure centre building comprises a pitched asbestos roof and red brick façade. The facility includes a 25m swimming pool with six lanes; a teaching / learner pool; a gymnasium; changing rooms.
- 2.2.3 To the north of the main leisure centre building is a sports dome, which is a more recent addition to the site and is used as a sports hall (please see Figure 4 overleaf).
- 2.2.4 The remainder of the site comprises two areas of surface car parking and an area for coach parking, each of which are predominantly located on the western side of the leisure centre building.
- 2.2.5 A boat storage area is located to the north of the leisure centre building, whilst the area to the east of the leisure centre comprises a series of green spaces that provide an open boundary to Hendon Avenue.
- 2.2.6 The northern part of the site adjacent to the sports dome comprises a wooded area.
- 2.2.7 Vehicular access and egress is provided from the south-western corner of the Application site, which benefits from good sightlines along Sea Road (please see Figures 6 and 7 overleaf).



Figure 2: View from Southeast of Existing Leisure Centre Building



Source: WYG Planning (July 2016)

Figure 3: View from Northwest of the Existing Leisure Centre Building



Source: WYG Planning (July 2016)

Figure 4: View of the Dome Sports Hall



Source: WYG Planning (July 2016)

Figure 5: View to Green Area to the West of the Dome Sports Hall



Source: WYG Planning (July 2016)

Figure 6: View to the East along Sea Road



Source: WYG Planning (July 2016)

Figure 7: View to the West along Sea Road



Source: WYG Planning (July 2016)



3.0 PROPOSED DEVELOPMENT

3.1 Introduction

3.1 This application proposes the re-orientation of the permitted scheme by 16° to the east. This is to avoid the sewer pipe which runs under the northwest corner of the proposed scheme. With this comes a number of additional non-material amendments in order to implement the permission as per permission granted. Amended plans and drawings accompany this statement to detail the proposed amendments which may be summarised as follows:

- Amendments to the internal layout at ground and first floor levels with some rooms and communal spaces being reconfigured to improve the operational efficiency of the building;
- Removal of the mezzanine floor level, with the plant being distributed throughout the remaining building envelope;
- Reduction in the overall width of the building by 1m, with the ground floor footprint now comprising 3,190m² (instead of 3,322m²) and the first floor now comprising 3,314m² (instead of 3,467m²).
- Reduction in the overall floorspace from the approved 4,867m² to 4,290m²;
- Reduction in the maximum building height by 0.45m;
- Reduction in the width of the main swimming pool from 17m to 16.5m (remaining compliant with Sport England recommendations);
- Amendments to the proposed car parking arrangement, with the number of car parking spaces increasing to 140 standard spaces and 9 accessible spaces.
- Amendments to the energy strategy, with the Photovoltaic panels removed and the CHP and grey water harvesting now allocated as provisional items within the plant room space.

3.2 As per the permitted scheme, the scheme being proposed as part of this Non-Material Amendment application will include some minor modifications to the internal floorspace of individual elements.

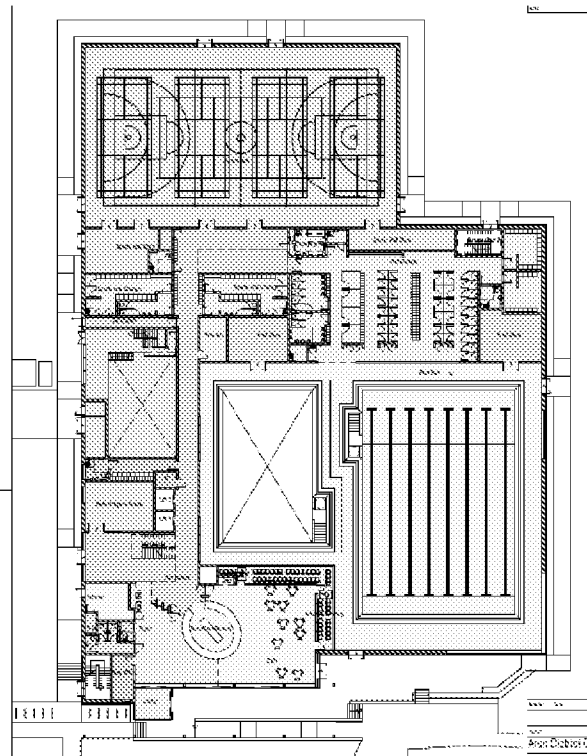


Figure 8: Permitted ground floor plan

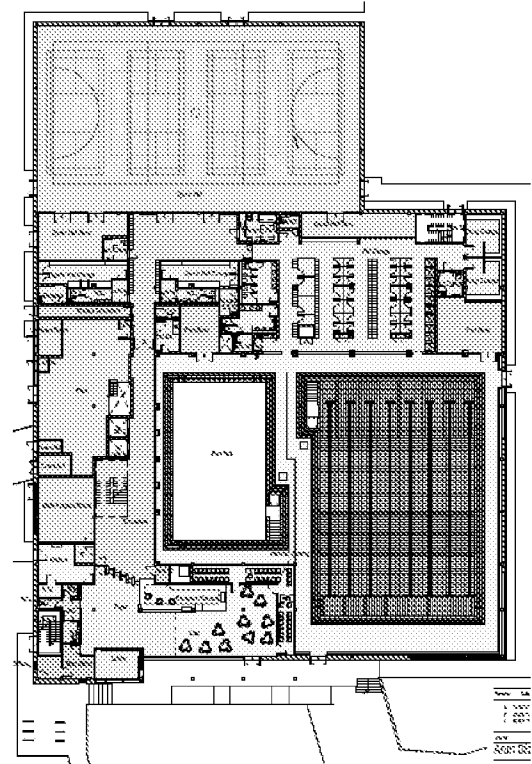


Figure 9: Proposed ground floor plan

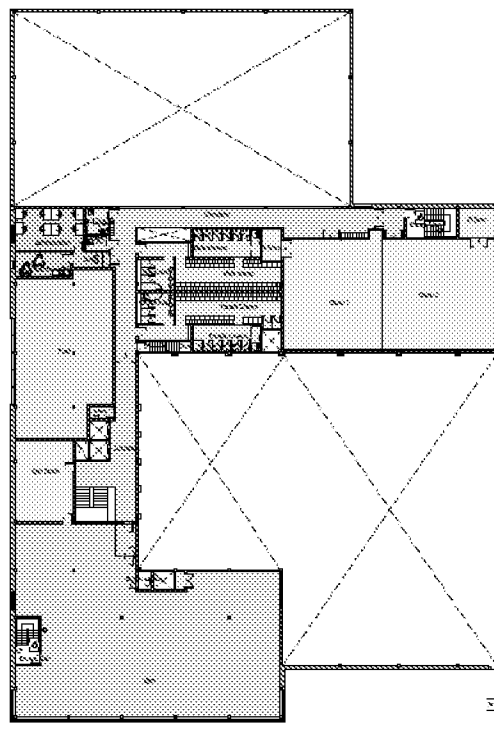
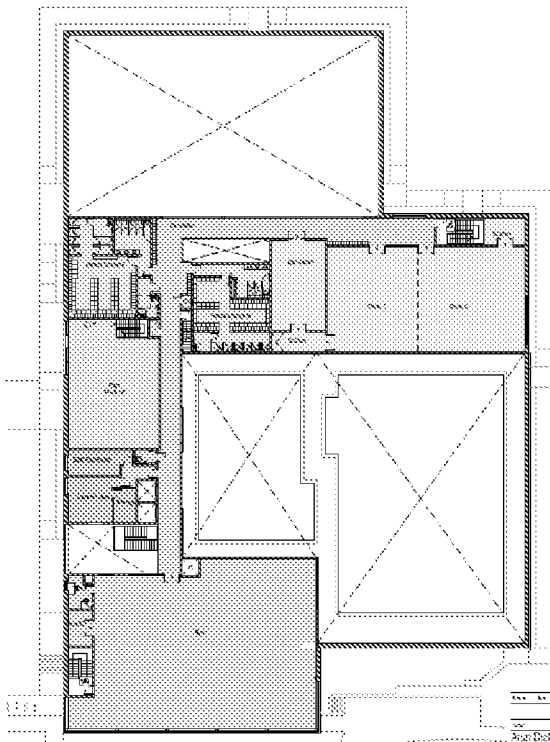




Figure 10: Permitted first floor plan

Figure 11: Proposed first floor plan

3.3 The application proposal will continue to utilise the existing access and egress arrangement from Sea Road. 3.4 The existing car park will be retained but the layout will be slightly amended. The arrangement will be as follows including a slight uplift in the number of car parking space:

- 149 car parking spaces (including 9 no. accessible car parking spaces);
- 6 no. coach spaces;
- 5 no. motorcycle spaces;
- 7no. cycle stands provided to cater for 14 no. bikes.





4.0 PLANNING POLICY

4.1 Introduction

- 4.1.1 This section considers the planning policies and legislative framework, which together provide the context against which the application for the proposed development will be considered. It identifies those national and local policies which are contained within statements of Government policy or the development plan for the area, or which otherwise may be material to the consideration of the development proposed.

4.2 National Policy

National Planning Policy Framework (March 2012)

- 4.2.1 The National Planning Policy Framework (NPPF) came into force on 27 March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.
- 4.2.2 The NPPF sets out the economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 4.2.3 The overriding thrust of the NPPF is the presumption in favour of sustainable development, through the promotion of economic growth, social progress and environmental enhancement. The framework supports growth and innovation whilst achieving improved development standards and environmental protection and requires that these gains should be sought jointly.
- 4.2.4 In Paragraphs 6 and 7 the NPPF states that the purpose of the planning system is to contribute to the achievement of 'sustainable development'. It also states that sustainable development has a social role to provide accessible local services that reflect the community's needs and an environmental role to mitigate and adapt to climate change and to move to a low carbon economy.
- 4.2.5 Paragraph 6 also confirms that the *"policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system"*.
- 4.2.6 At Paragraph 10, it states that decisions should take local circumstances into account:



"Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

4.2.7 Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

"For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *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; or*
 - *specific policies in this Framework indicate development should be restricted.”*

4.2.8 Paragraphs 18 to 22 of the NPPF refer to the building of a strong, competitive economy and ensuring that the planning system does everything it can to support sustainable economic growth.

4.2.9 Section 7 of the NPPF refers to design and Paragraph 56 states as follows:

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

4.2.10 Paragraph 60 of the NPPF outlines that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

4.2.11 Paragraph 61 of the NPPF states as follows:

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the



connections between people and places and the integration of new development into the natural, built and historic environment."

4.2.12 Section 8 of the NPPF refers to the promotion of healthy communities and Paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

4.2.13 Further to this, Paragraph 70 of the NPPF states as follows:

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."*

4.2.14 Paragraph 73 of the NPPF states as follows:

"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required."

4.2.15 Paragraph 74 of the NPPF states as follows:



"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."*

4.2.16 Paragraph 94 of the NPPF refers to flood risk and states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

National Planning Practice Guidance (March 2014)

4.2.17 The National Planning Practice Guidance (NPPG) came into force on 6 March 2014 and sets out the guidance that will sit alongside the policies in the NPPF.

4.2.18 The NPPG sets out how good design can guide planning and development proposals:

"Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)."

4.2.19 The NPPG states that planning should promote a network of green spaces, which is guidance that was carefully considered as part of the proposed redevelopment of Littlehampton Leisure Centre:

"Development should promote public spaces and routes that are attractive, accessible, safe, uncluttered and work effectively for all users – including families,



disabled people and elderly people. A system of open and green spaces that respect natural features and are easily accessible can be a valuable local resource and helps create successful places. A high quality landscape, including trees and semi-natural habitats where appropriate, makes an important contribution to the quality of an area.

Public spaces should be designed with a purpose in mind, and wherever possible deliver a range of social and environmental goals. They can take many different forms (for example path, street, square, park, plaza, green), and can serve different functions (for example informal, civic, recreational, commercial). Space left over after development, without a function, is a wasted resource, can detract from a place's sense of identity and can increase the likelihood of crime and anti-social behaviour occurring (a function could include informal spaces and design elements that add character, and should not be limited only formal functional uses). The benefit of greenspaces will be enhanced if they are integrated into a wider green network of walkways, cycleways, open spaces and natural and river corridors."

- 4.2.20 The guidance set out in the NPPG was used to inform the design and layout of the proposed leisure centre.

4.3 The Development Plan

- 4.3.1 The Development Plan relevant to the Application site includes 'saved' policies from the Arun District Local Plan, the policies contained in the Emerging Local Plan and the Littlehampton Neighbourhood Plan 2014 – 2019.

Arun District Local Plan 2003

- 4.3.2 The local planning context relating to the site comprises the 'saved' policies from the Arun District Local Plan, which was adopted in 2003. The policies were saved from 27 September 2007.
- 4.3.3 Policy GEN 1 refers to 'Sustainability' and ensures that development takes full account of the need to protect the environment so that present-day demands do not compromise the ability of future generations to meet their own needs or enjoy a high quality environment. This is in order to meet the primary aim of the Local Plan which is the importance of environmental considerations in maintaining the quality of life. By that notion, Environmental Impact



Assessments will be required in line with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

4.3.4 Policy GEN 7 refers to 'The Form of New Development' and sets out that development will be permitted where:

- It makes efficient use of land or buildings;
- Demonstrates that it responds positively to the identified characteristics and resources the site and the area to create attractive places and spaces;
- Doesn't have an unacceptable adverse impact on adjoining neighbours;
- Takes account of unacceptable impacts arising from adjoining land uses;
- Allows for safe movement of pedestrians and vehicles;
- Provides for vehicle parking in accordance with Policy GEN12 and open space in accordance with GEN20.

4.3.5 Policy GEN 8 refers to the infrastructure and facilities required to support development.

4.3.6 Policy GEN 12 refers to 'Parking in New Development' and sets out the parking standards for new development in line with the standards referred to in Appendix 2. For leisure uses such as the proposed, the standards are:

- 1 space per 15sqm of floor area for rural/edge of town centre locations;
- Disabled parking should be provided at a ratio of 1:20 spaces provided;
- Cycle provision of 1 space per 8 vehicle spaces;
- Motorcycle provision at 1 per 30 spaces subject to a minimum of 1 space.

4.3.7 Policy GEN 28 refers to 'Trees and Woodland' and states that development will not be permitted if it would damage or destroy TPO Trees, trees in a Conservation Area, or identified as ancient woodland unless the removal would be in the interests of good arboricultural practice or the benefits of the development would outweigh the value of the protected trees.

4.3.8 Policy GEN32 refers to 'Noise Pollution' and states that noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. Development which is a potential source of significant noise pollution will not be permitted unless the Council is satisfied that appropriate measures have been included in the proposal to reduce noise pollution to acceptable levels. Details of such measures will be required as part of the planning application.



Emerging Local Plan – Arun Local Plan 2011-2031 (Publication Version)

4.3.9 Whilst the emerging Local Plan is not yet adopted, Full Council resolved that the remaining sections of the Local Plan, the policies map and key diagram of the Local Plan be agreed and that any minor changes to these policies be delegates to the Assistant Director of Planning and Economic Regeneration, in consultation with the Cabinet Member for Planning and Infrastructure.

4.3.10 Policy D SP1 (Design) states the strategic objectives for plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity. In addition, the policy aims to create vibrant, attractive, safe and accessible towns and villages and to provide a wide range of uses including quality shopping, entertainment, leisure, tourism and cultural activities.

4.3.11 Policy D DM1 (Aspects of Form & Design Quality) advises that the council will have regard to the following aspects in their determination of planning applications such as the proposed:

- | | |
|-----------------------------|-----------------------|
| • Character | • Solar Gain |
| • Appearance/attractiveness | • Public Realm |
| • Impact | • Layout – movement |
| • Innovation | • Layout – legibility |
| • Adaptability | • Public Art |
| • Crime Prevention | • Density |
| • Trees and Woodland | • Scale |

4.3.12 Policy ECC SP1 (Adapting to Climate Change) supports development that is located and approximately designed to adapt to impacts arising from climate change. In order to achieve this the council will take account of the following:

- Location (in relation to flood risk and vulnerability to coastal erosion);
- Water efficiency;
- Shade, cooling ventilation, solar gain;
- Connectivity to the green infrastructure network;
- Layout and massing;
- Resilience of building and building materials to extreme weather events; and
- Capacity of drainage systems and incorporation of Sustainable Urban Drainage Systems.



- 4.3.13 Policy HWB SP1 (Health and Wellbeing) relates to leisure development and states that all development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, the policy states that where new health, recreation and leisure centres are proposed, they should be located along public transport corridors that are easily accessible to members of the wider community.
- 4.3.14 In addition to the above policy, it is noted that in respect of the policy, facilities must meet the minimum technical specification and design guidance set out in the Technical Appendix. This is in relation to facilities provided as a contribution or obligation from another development.
- 4.3.15 The Health Recreation & Leisure Technical Appendix states that the Council uses three types of standard:
- Quantity Standards – how much provision is required for a given number of people.
 - Quality Standards – the quality and specification of the facility, including a commitment to the on-going quality through appropriate maintenance.
 - Accessibility Standards – how far users will travel to the facility and by what mode of transport.
- 4.3.16 For indoor sports facilities, the quantity standard per 1,000 population is based on the sports facility calculator and the quality standard is in line with the National Governing Body specification.
- 4.3.17 Policy ENV DM4 (Protection of Trees) states that where trees on or adjacent to a development site, developers shall be required to provide:
- Land tree surveys;
 - Tree constraints Plan;
 - Arboricultural Impact Assessment (AIA).
- 4.3.18 Policy T SP1 (Transport and Development) will ensure that development provides safe access to the highways network: contributes to highways improvements and promotes sustainable transport. The anticipated policy outcomes are:
- To promote sustainable transport;
 - To promote efficient use of the existing transport network and reduce congestion on highway;
 - To promote the use of low carbon energy;
 - To promote healthy lifestyles and reduce social isolation.



Littlehampton Neighbourhood Plan 2014 – 2019

4.3.19 The Littlehampton Neighbourhood Plan 2014 – 2019 was published by Arun District Council in November 2015. Policy 11 of the Neighbourhood Plan reaffirms the local community's expressed desire to see the refurbishment or redevelopment of Littlehampton Leisure Centre and states as follows:

"The Neighbourhood Plan supports the refurbishment or redevelopment of the Littlehampton Leisure Centre on the current site. In the event that the leisure centre facility is to be relocated elsewhere in the town and the site is to be redeveloped, then any redevelopment should not take place until:

- A development brief detailing future design and usage of the existing site has been fully consulted;*
- The replacement facilities are available for use."*

4.3.20 The policies contained in the Arun District Local Plan 2003, the Emerging Local Plan and the Littlehampton Neighbourhood Plan have informed the current proposal for the redevelopment of Littlehampton Leisure Centre.



5.0 PLANNING AND ENVIRONMENTAL CONSIDERATIONS

5.1 Introduction

5.1.1 This section assesses the key considerations relevant to the determination of this Non Material Amendment application made under Section 96A of the Town and Country Planning Act 1990, and the extent to which the proposed development complies with the national and local planning policy context. The following planning and environmental matters are considered:

- Principle of the Development;
- Impact of amended Layout and Design;
- Transport, Access and Car Parking;
- Landscaping and Arboricultural Matters;
- Energy Strategy.

5.1.2 Each of the above matters are considered in detail below.

5.2 Principle of the Development

5.2.1 The proposed development comprises the redevelopment of the site to provide for a replacement leisure centre. This will involve a phased development consisting of the construction of a new state-of-the-art leisure centre, which once operational, will be followed by the subsequent demolition of the existing leisure centre building.

5.2.2 The proposed new leisure centre building will be situated on the northern part of the Application site. The proposed development will extend across two floors. At ground floor level, it is proposed that there will include a 25m swimming pool with eight lanes, a learner pool and changing facilities. At first floor level, it is proposed that there will be a fitness suite, a spinning studio, two additional studios for multi-use, changing facilities and an admin/staff office. There will also be a plant room at ground floor level, a plant room at first floor level, the roof plant space and a small undercroft level plant space for pool pumps.

5.2.3 The principle of developing a new leisure centre is considered to be consistent with both national and local planning policies.

5.2.4 Paragraph 70 of the NPPF states that communities need to plan positively for the provision and use of social, recreational and cultural facilities. Further to this, Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

5.2.5 Whilst we are aware that the publication version of the Emerging Local Plan has not yet been adopted, we would consider that it should be given some weight in the consideration of this



application. The Emerging Local Plan includes policies that are relevant to leisure facilities in the form of Policy OSR DM1 (Open Space and Recreation) and Policy HBW SP1 (Health and Wellbeing).

- 5.2.6 In line with Policy OSR DM1 of the Emerging Local Plan, the proposed development comprises a replacement facility which provides a significantly better quality facility and a net increase in D2 floorspace at the location.
- 5.2.7 Policy 11 of the Littlehampton Neighbourhood Plan supports the refurbishment or redevelopment of the Littlehampton Leisure Centre on the current site. In this regard, it is considered that the proposed development will provide an enhanced leisure facility to serve the town.
- 5.2.8 Following submission of this Non-Material Amendment application, the description of the development remains the same, albeit the application proposes the re-orientation of the building in order to avoid an existing sewage pipe. Whilst the overall effect may be considered as negligible, this has the effect of moving the building further from the nearest neighbours to the western boundary which reduces the visual impact and creates the potential for a wider planting buffer.
- 5.2.9 Although moved further from the sea front, this is not seen as a negative impact as it improves the setting of the leisure centre within the context of the park and in addition provides opportunity for the entrance to become closer to alternative pedestrian and cycle routes through the park from the north.

5.3 Amendments to the Proposed Layout and Design

- 5.3.1 The Non-Material Amendment application includes proposed amendments to the layout and design of the permitted leisure centre building.
- 5.3.2 All areas within the building have been reviewed to ensure efficient use of space, and as such, circulation and corridor space whilst still maintaining the functionality of the building. As a result of this, a reduction in the footprint of the building by 132sqm has been achieved.
- 5.3.3 Following further design development and co-ordination of the mechanical services in the building, the possibility of reducing the overall height of the building by 0.45m has been realised. The applicant therefore proposes to reduce the height to further reduce the visual impact of the proposed development from the near neighbours and the park.



5.4 Transport, Access and Car Parking

- 5.4.1 The proposed development will continue to utilise the existing access and egress arrangement from Sea Road and the car parking areas will be largely retained in accordance with their existing layout.
- 5.4.2 The car parking provision on site will be increased to 149 spaces (140 standard spaces and 9 accessible spaces), with the area on which the existing leisure centre is situated to be landscaped.
- 5.4.3 In addition, cycle parking will be provided as part of the proposed development.
- 5.4.4 Following on from the amended positioning and layout of the proposed building, the car park layout will remain within the same area, but it is now proposed to increase the level of car parking spaces to a total of 149 spaces. The increase in car parking provision from the 134 spaces approved as part of the original application responds to feedback received from members at the Development Control Committee.

5.5 Landscaping and Arboricultural Matters

- 5.5.1 An Arboricultural Survey and Tree Protection Plan were prepared by The Ecology Consultancy and are submitted in support of the planning application.
- 5.5.2 The tree survey was conducted in accordance with BS 5837:2012 and includes a sequential numbering of each tree, species listed by common name; tree dimensions including overall height, canopy spreads measured against the cardinal compass points; crown height; age class; physiological condition; structural condition, life expectancy; root protection areas and preliminary management advice.
- 5.5.3 Each tree was assigned a category grade in accordance with BS 5837:2012. Categories A, B, C and U range from high to low quality.
- 5.5.4 The survey indicated that there are 208 individual trees and 6 groups in and adjacent to the proposed development site.
- 5.5.5 A tree constraints check was carried out with Arun District Council and it was confirmed that no trees located adjacent to or within the Application site were the subject to Tree Preservation Orders.
- 5.5.6 One tree was attributed category A, 49 trees and 4 groups were attributed category B, 151 trees and two groups were attributed category C and eight trees were attributed category U.
- 5.5.7 The most noteworthy specimen was located adjacent to Mewsbrook Park. The mature black poplar was 16m high, had two stems each measuring 477mm in diameter and had a maximum crown spread of 8m. The tree provided good landscape and amenity value.



- 5.5.8 Eight trees were found to have potentially serious defects requiring further detailed examination in order to establish the extent and significance of potential decay and structural weakness.
- 5.5.9 Root protection areas were calculated in accordance with BS 5837:2012 for each of the surveyed trees.
- 5.5.10 The Arboricultural Survey includes a number of recommendations relating to various trees and tree groups within the Application site.
- 5.5.11 The adopted policy relating to trees does not make specific reference to development that would impact upon trees not affected by TPO's, Conservation Areas or Ancient Woodland. However, the emerging Local Plan policy requires a survey, a tree constraints plan and an AIA to be submitted with any future application.
- 5.5.12 Whilst there will be some loss of trees proposed with the redevelopment of the site, we will be proposing a replanting strategy to mitigate the loss and believe that the significant benefits of this development scheme to the wider community, outweighs the loss of some trees on site.
- 5.5.13 The repositioning of the building has very slight implications for the Arboricultural Survey Report and the Treed Planting plan, hence an updated version has been included within this suite application documents submitted with this application.

Energy Strategy

- 5.5.14 By reducing the footprint and the size of the overall proposed building, it was found that the energy efficiency improved. As such, it is now proposed that the CHP and the grey water harvesting are being retained as provisional items, with space included in the proposed plant room to accommodate them at a later date if required.



6.0 SUMMARY AND CONCLUSIONS

- 6.1.1 This Planning Statement relates to the proposed redevelopment of the Littlehampton Leisure Centre site.
- 6.1.2 The proposed new leisure centre building remains to be situated on the northern part of the Application site and will continue to extend across two floors.
- 6.1.3 Whilst the orientation is proposed to be altered by 16° and the application proposes a slight reduction in the overall footprint and height of the building, the elements of the original proposal remain as per permission granted and the application ultimately proposes a more efficient layout, necessary to avoid the sewage pipe which was revealed to run underneath the northwest corner of the previously approved building.
- 6.1.4 The application is supported by a suite of updated and amended documents which reflect the proposed design changes and support permission being granted respectively.
- 6.1.5 It is concluded that the Application accords with the policies of the development plan and is supported by planning policy. It is therefore, respectfully submitted that the proposed development is in accordance with the principles of proper planning and sustainable development and that planning permission should be granted.
