



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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Bovis Homes Plc
The Manor House
North Ash Road
New Ash Green
DA3 8HQ

Your Ref: LU/96/16/DOC

Please ask for:

Claire Potts

10 March 2017

Dear Mr Lawrence

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of matters reserved by conditions imposed under LU/47/11/ (units 6-117) relating to conditions 5 for details of materials & external finishes, 7 appearance, landscaping & layout particulars, 10 Surface Water Drainage Scheme, 11 access to & maintenance of watercourse or culver, 12 discharge of any flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse , 13 Foul Drainage System, 14 landscape & layout particulars, 15 tree protection, 22 Construction Method Statement, 23 details of construction compound, 24 piling or any foundation designs, 25 vehicle cleaning facilities, 26 layout & specifications & construction programme, 30 fire hydrants & 31 details of & timetable for decentralised & renewable energy sources.

Land North of Toddington Lane, Littlehampton,

Notification regarding the above application:

Condition Number 7

The appearance, landscaping and layout particulars to be submitted in accordance with Condition 1 for any phase or sub phase shall include (insofar as they are relevant to that phase or sub-phase):

- i. The detailed layout of the site including the delineation of the precise boundaries of the sites reserved for the waste management centre, primary school, community centre, allotments, youth facility, and CHP plant in the relevant phases;*
- ii. The siting, design and external appearance of the buildings;*
- iii. A full arboricultural survey to accompany each phase or sub phase of proposed development;*
- iv. The detailed design of the southern section of the Lyminster bypass, including associated levels, profiles, culverts, lighting and street furniture, including a scheme for inclusion of public art. The lighting and street furniture should be of a design and specification which reflects the 'gateway' appearance and function of the new road and could constitute public art;*
- v. The detailed design of the works required for the closure of the Toddington Lane level crossing, including the footbridge, fencing and other accommodation works (such closure being subject to the outcome of a separate legal closure process);*
- vi. The detailed design of the works required for the closure of the Norway Lane level crossing including fencing and other accommodation works (such closure being subject to the outcome of a separate legal closure process);*
- vii. The detailed design of the flood compensation measures including the wetland, docdeci*

including levels and profiles and a programme for construction;

viii. Details of recycling facilities;

ix. The detailed design of the Community Centre, Primary School, Youth Facility, CHP plant building;

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

As the condition relates to the particulars to be submitted as part of the Reserved Matter applications, this Condition is considered to be discharged through the Reserved Matters application for Phase B3/B5 (LU/117/15/RES). The condition is part approved in that it only relates to Phase B3/B5.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'KARL ROBERTS', with a stylized flourish underneath.

Karl Roberts
Director Planning & Economic Regeneration