



Arun District Council
Arun Civic Centre
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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 8

In respect of each phase or sub phase of the development hereby permitted, reserved matters applications shall include a design statement. Each design statement shall demonstrate how the objectives of the approved Design and Access Statement incorporating the Design Guidance dated February 2011, will be met and confirm details in respect of;

a) The character, mix of uses and density established through the parameter plans at the outline stage to include the block principles and the structure of public spaces;

b) The street hierarchy, including the principles of adopting highway infrastructure, and typical street cross-sections;

c) How the design of the streets and spaces takes into account mobility and visually impaired users;

d) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and perimeter of building definition;

e) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;

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f) Details of the approach to vehicular parking across the entire site for each building type, including details of a design approach;

g) Details of the approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles.

h) The approach to the character and treatment of the structural planting to the development areas;

i) The conceptual design and approach to the sustainable drainage management and how this is being applied to the built-up area to control both water volume and water quality including specification of palette of sustainable drainage features to be used, and planting strategies to enhance biodiversity.

j) The conceptual design and approach of the public realm to include public art, materials, signage, utilities and any other street furniture.

k) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter;

l) Details of waste and recycling provision for all building types and recycling points.

m) Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building features;

n) Conceptual designs and approach to the treatment of the public realm at the central wetland (including the bridge crossing), Neighbourhood Centre, Community Hub area, primary school and youth facility are required to be submitted to the local planning authority for approval prior to the commencement of any development within the phase that these facilities are sited.

Each phase or sub phase of the development hereby permitted shall be carried out in accordance with the approved design statement for that phase or sub-phase.

Reason: To enable the Local Planning Authority to exercise comprehensive control over the details of the proposed 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', with a long, sweeping horizontal line underneath.

Karl Roberts
Director Planning & Economic Regeneration