



Public Document Pack

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Committee Manager Andrew Bishop (Ext. 37984)

27 October 2021

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 27 October 2021 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Charles, Coster, Edwards, Goodheart, Kelly, Thurston and Tilbrook

PLEASE NOTE: Subject to Covid-19 Risk Assessments members of the public are advised of the following:

Where public meetings are being held at the Arun Civic Centre in order to best manage safe space available, members of the public are in the first instance asked to watch the meeting online via the Council's Committee pages – the meeting will be available to watch live via the internet at this address: [Arun District Council](#)

- a) Where a member of the public has registered a request to speak, they will be invited to submit their statement in advance of the meeting to be read out by an Officer. In response to the continuing health guidelines, there will be very limited public access to this meeting. Admission for public speakers will be by ticket only. Attendees will be asked to sit in an allocated seat in the public gallery on a first come first served basis. Only one ticket will be available per person.
- b) It is recommended that all those attending take a lateral flow test prior to the meeting.
- c) All those attending the meeting will be required to wear face coverings and maintain safe distancing when in the building/meeting room.
- d) Members of the public must **not** attend any face to face meeting if they or a member of their household have Covid-19 symptoms.

For further information on the items to be discussed, please contact: committees@arun.gov.uk

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE

PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION ON LINE AT www.arun.gov.uk/planning<<http://www.arun.gov.uk/planning>>

AGENDA

BACKGROUND PAPERS

Officer presentations.

Note: Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note: Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Note: Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

These meetings are webcast live.

To watch recorded webcasts use the following link - Development Control [Webcast Page](#)

WA/63/21/PL

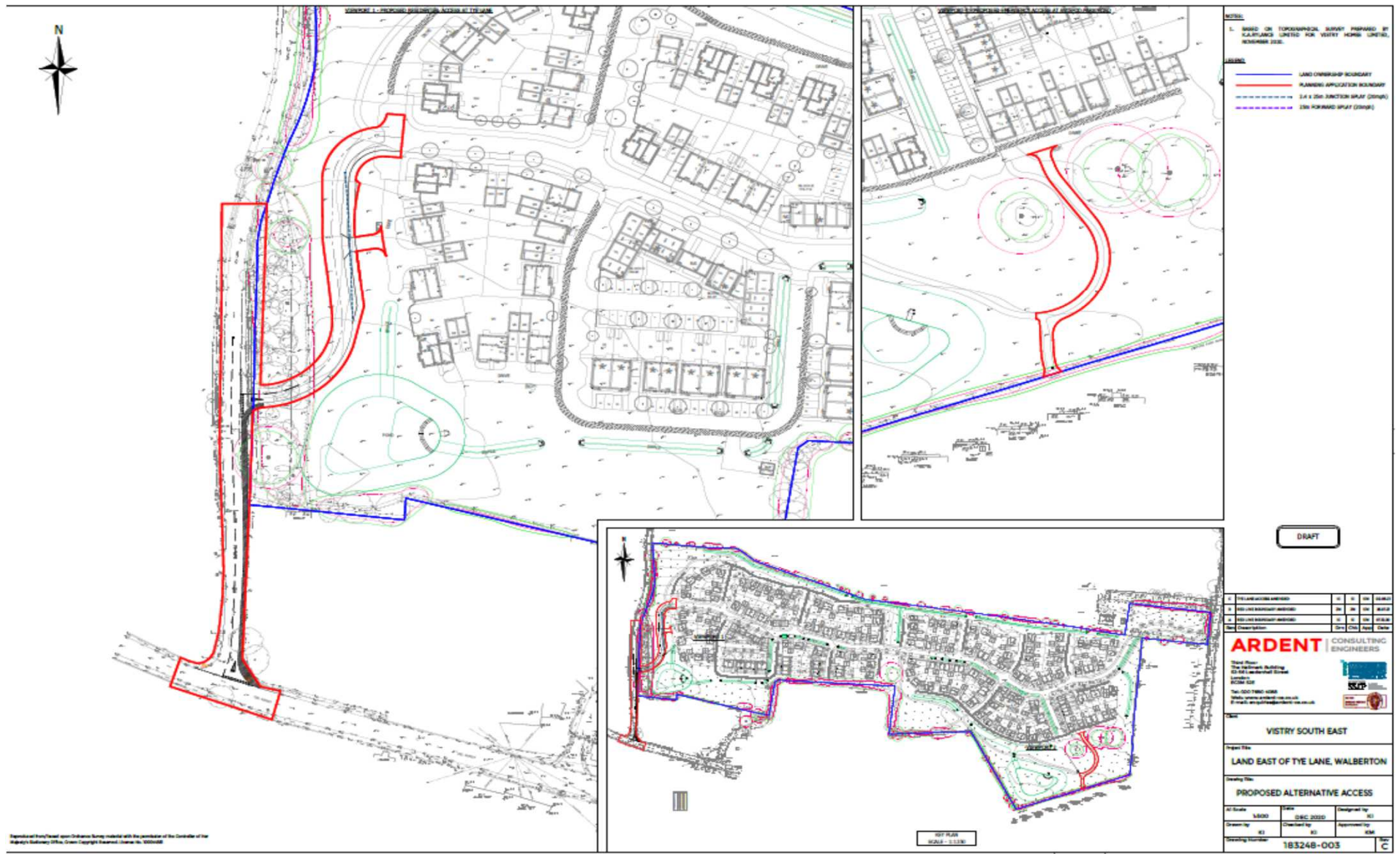
Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (re-submission following WA/93/20/PL).

**Land East of Tye Lane,
Walberton**





SITE LOCATION



SITE LOCATION PLAN



EXISTING SITE ACCESS ON YAPTON LANE



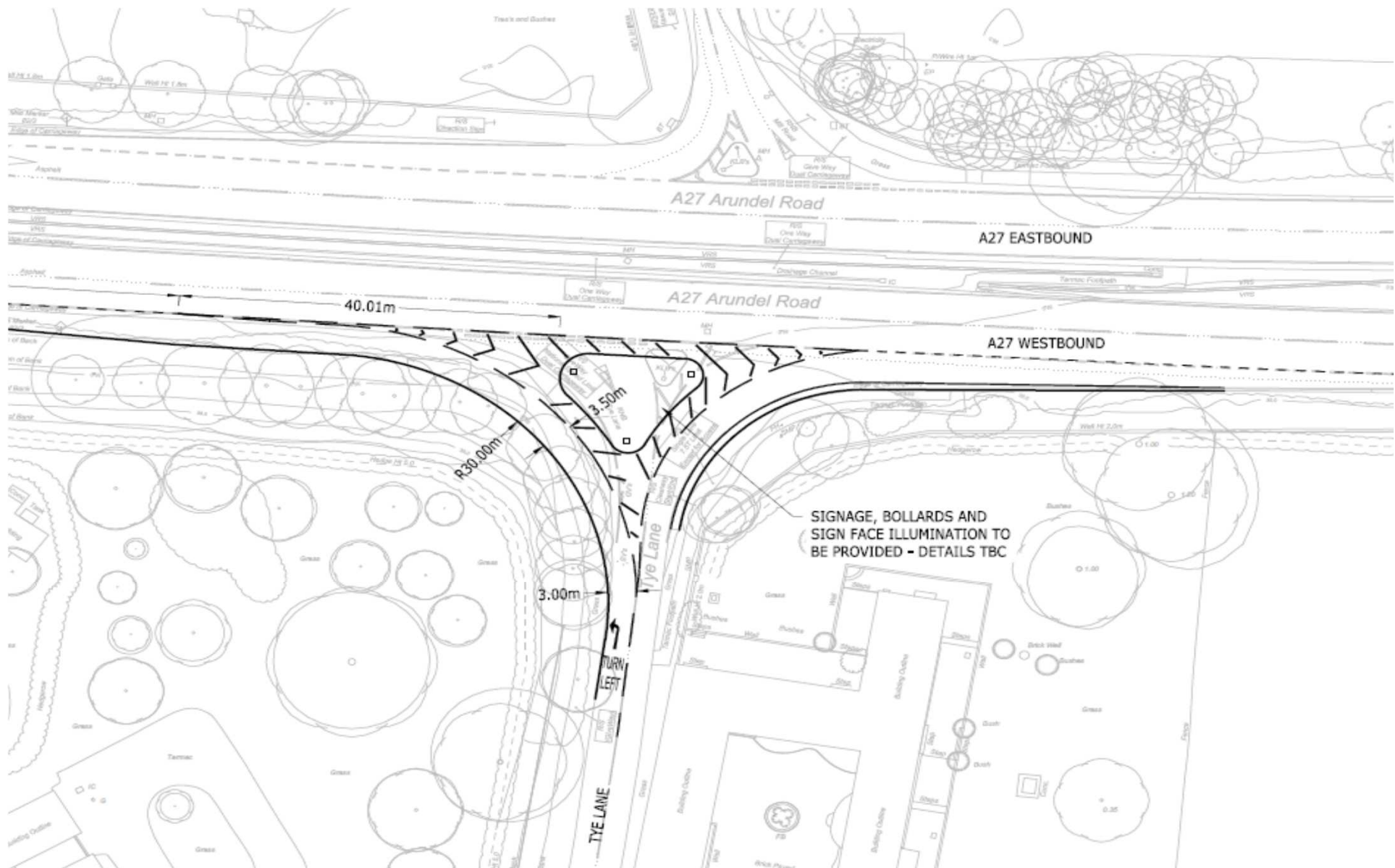
VIEW OF PROPOSED VEHICULAR ACCESS ON TYE LANE



**ENTRANCE
TO
AVISFORD
PARK
ROAD**



**VIEW
LOOKING
EAST ALONG
AVISFORD
PARK ROAD**



A27 / TYE LANE JUNCTION IMPROVEMENTS



LANDSCAPING PROPOSALS ALONG TYE LANE

Y/49/21/RES

Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Land East of Drove Lane, Yapton



Site location plan



Colour Layout Plan



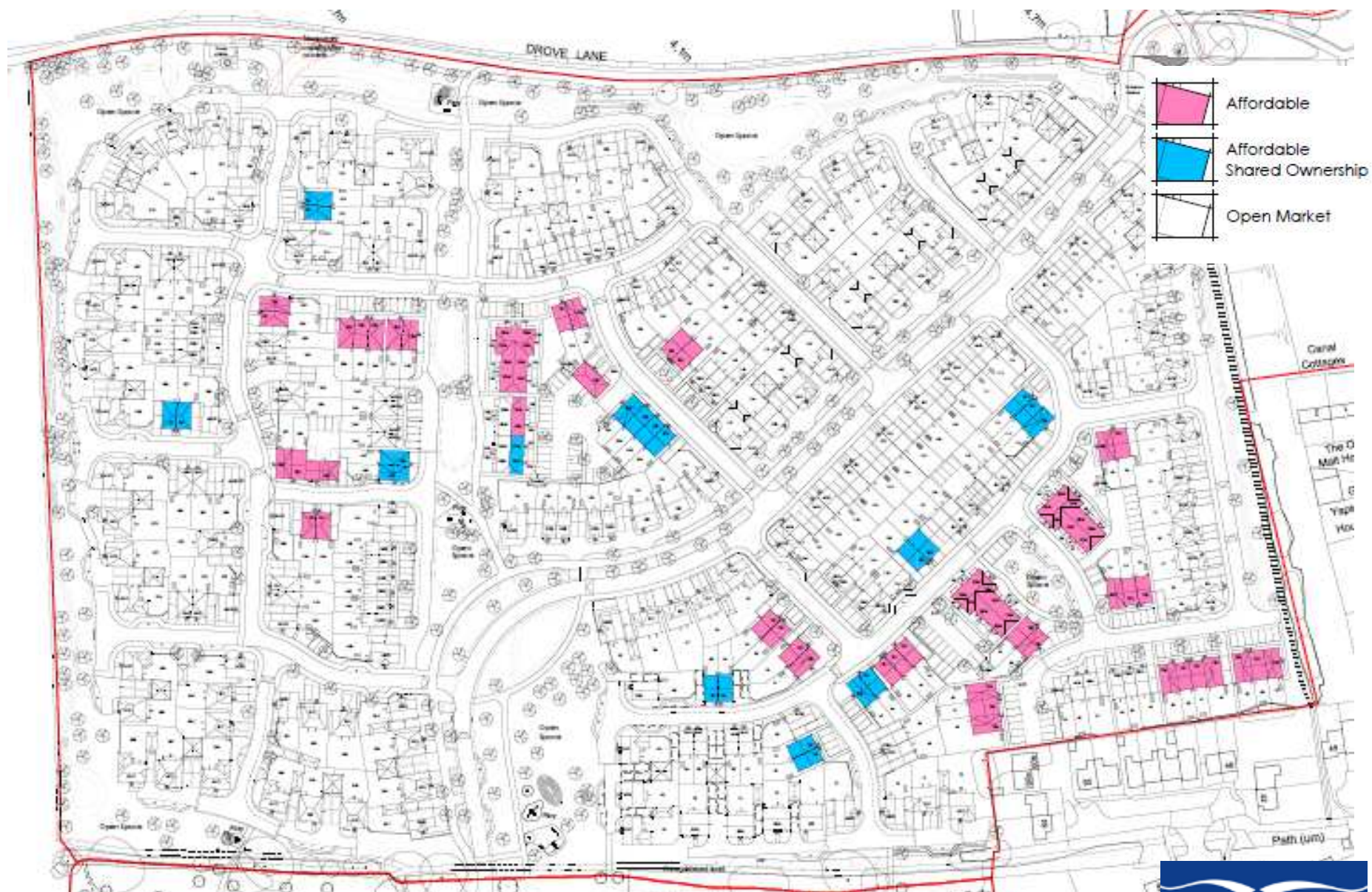
Public Open Space Areas



Storey Heights



Tenure Plan from Refused Scheme ref Y/78/20/RES



Tenure Plan



Housing Mix



Parking Plan



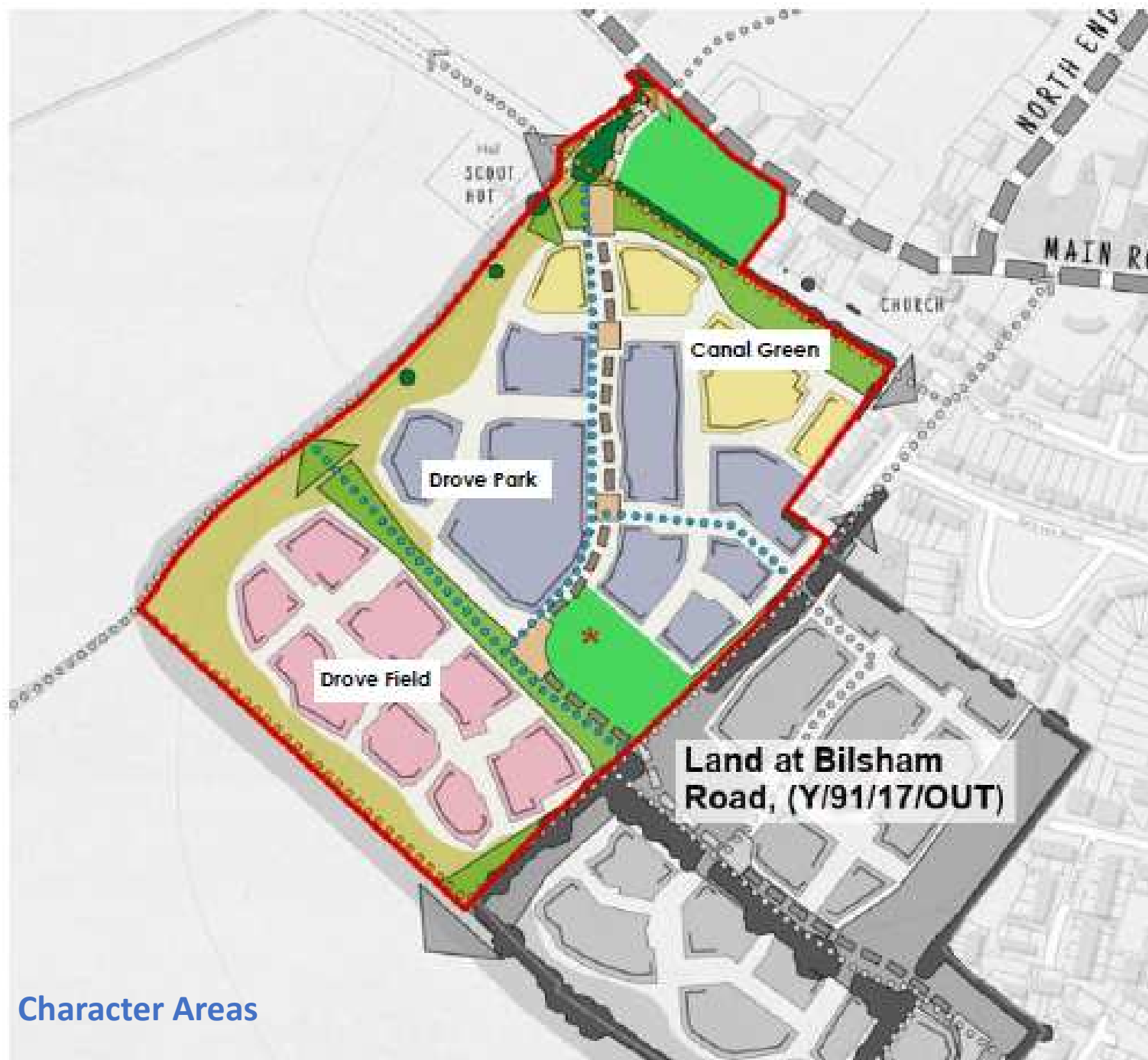
Landscape Masterplan



Road Hierarchy (taken from Design Code)



Roads, Footpaths & Cycleways



Character Areas



Canal Green Character Area



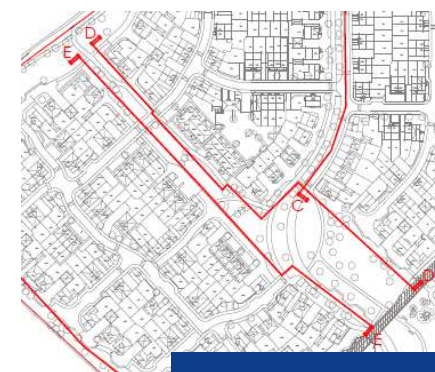
Drove Field Character Area



STREET SCENE E-E
DROVE FIELD CHARACTER AREA



STREET SCENE E-E (CONTINUED)
DROVE FIELD CHARACTER AREA





Drove Park Character Area





P/49/21/RES

Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

Land North of Sefter Road & 80 Rose Green Road





- Site Boundary Excluding Blue Area
30.376 ac / 12.293 ha
- Potential School Site / Care Home
/ Residential Development
2.594 ac / 1.050 ha



FIGURE 1.2: SITE LOCATION PLAN

Site location plan



LAND USE PLAN

Land North of Sefton Road, Pagham

KEY

REF	COLOR	ACRES (A)
SITE BOUNDARY		32.971
RESIDENTIAL AREA		17.073
SCOUT HUT		0.244
AMBULANCE OUTPOST		0.115
PUMPING STATION		0.032
PLAY AREAS		0.303
INFORMAL OPEN SPACE		1.160
SEWER		1.449
POTENTIAL SCHOOL SITE / CARE HOME OR RESIDENTIAL		2.594
GRAND TOTAL		32.971

Land Use Plan



Open Spaces



Building Heights



Street Hierarchy

4.15 Character Areas are:

- PRINCIPAL ROUTE
- NORTHERN EDGE;
- SOUTHERN QUARTER;

4.16 The following section sets out where the intended character types are proposed, as well as setting the characteristics that will make these areas architecturally distinctive.



Character Areas

PROPOSED STREET SCENES



Principal Route Character Area

PROPOSED STREET SCENES



Northern Edge Character Area

PROPOSED STREET SCENES



Southern Quarter Character Area



- Key
- 4 Bedroom House
 - 3 Bedroom House
 - 3 Bedroom Townhouse
 - 2 Bedroom House
 - 2 Bedroom Coach House
 - 2 Bedroom Flat
 - 1 Bedroom Maisonette
 - 1 Bedroom Coach House
 - 1 Bedroom Flat

Housing Mix



Key

- Affordable Rent
- Shared Ownership
- Private Housing

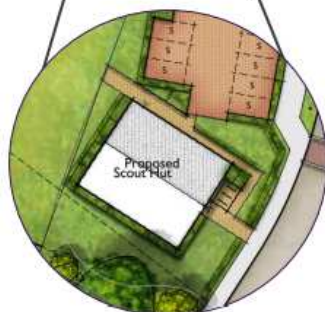
Affordable Housing



Key

- Allocated Parking Spaces
= 468 * EV charging points provided within and on
curtilage of driveway where garage does not exist
- Allocated Car Port
= 15
- Garages (to Include EV Charging Point)
= 96
- Visitor Spaces
= 65
- Scout Parking
= 12
- Total
= 656

Parking Strategy



Scout Hut

THE SCOUT HUT

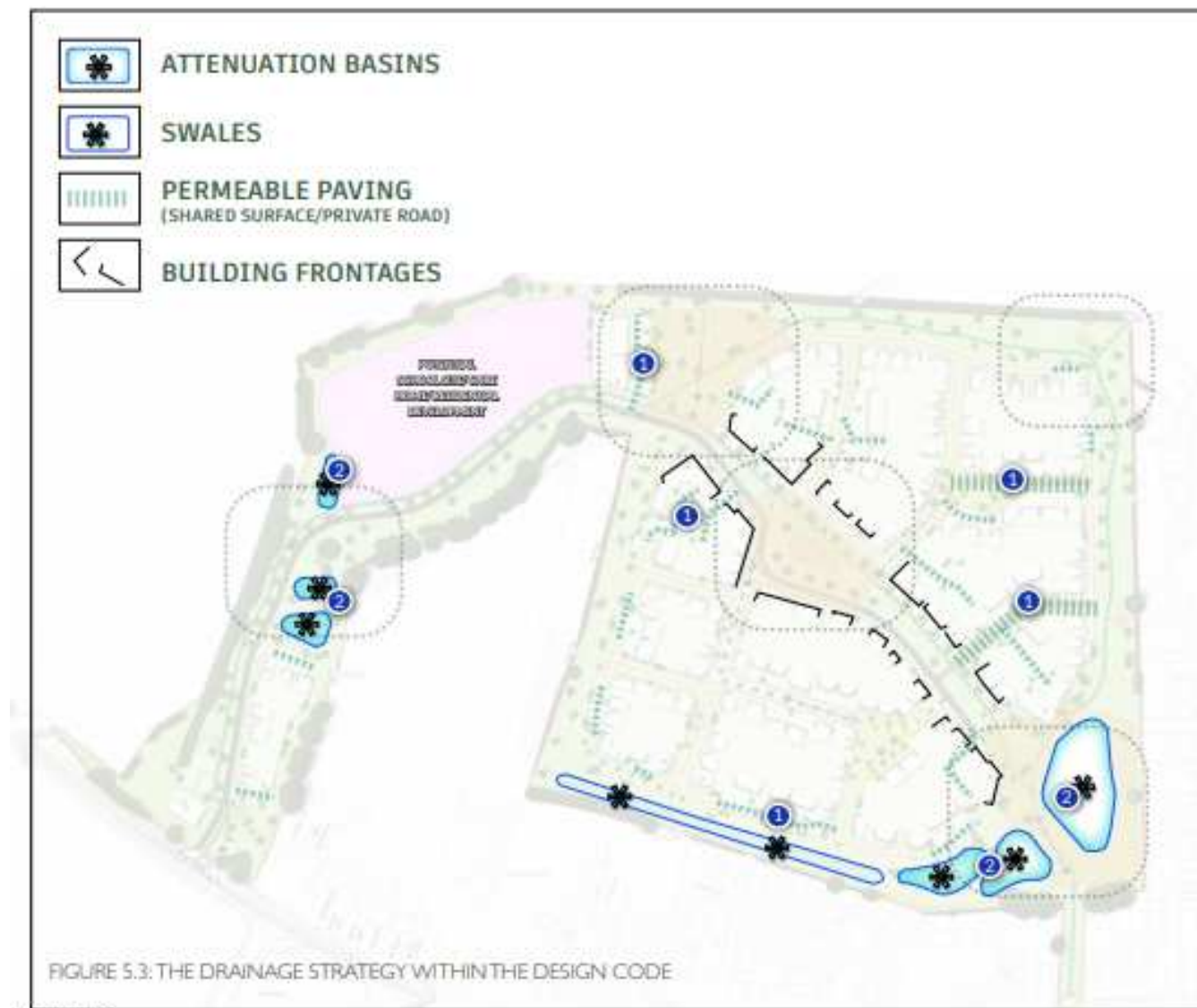
THE SCOUT HUT - COMMUNITY USE

4.25 The existing scout hut is to be demolished and replaced with the proposed design shown in Figure 4.13. The development and Village as a whole, and defining the extent of the village. A simple contemporary design is building within its landscape context and enable additional uses. The internal layout is proposed to have a multi- and a range of storage.



FIGURE 4.13: PROPOSED ELEVATIONS OF THE SCOUT HUT

[illegible]



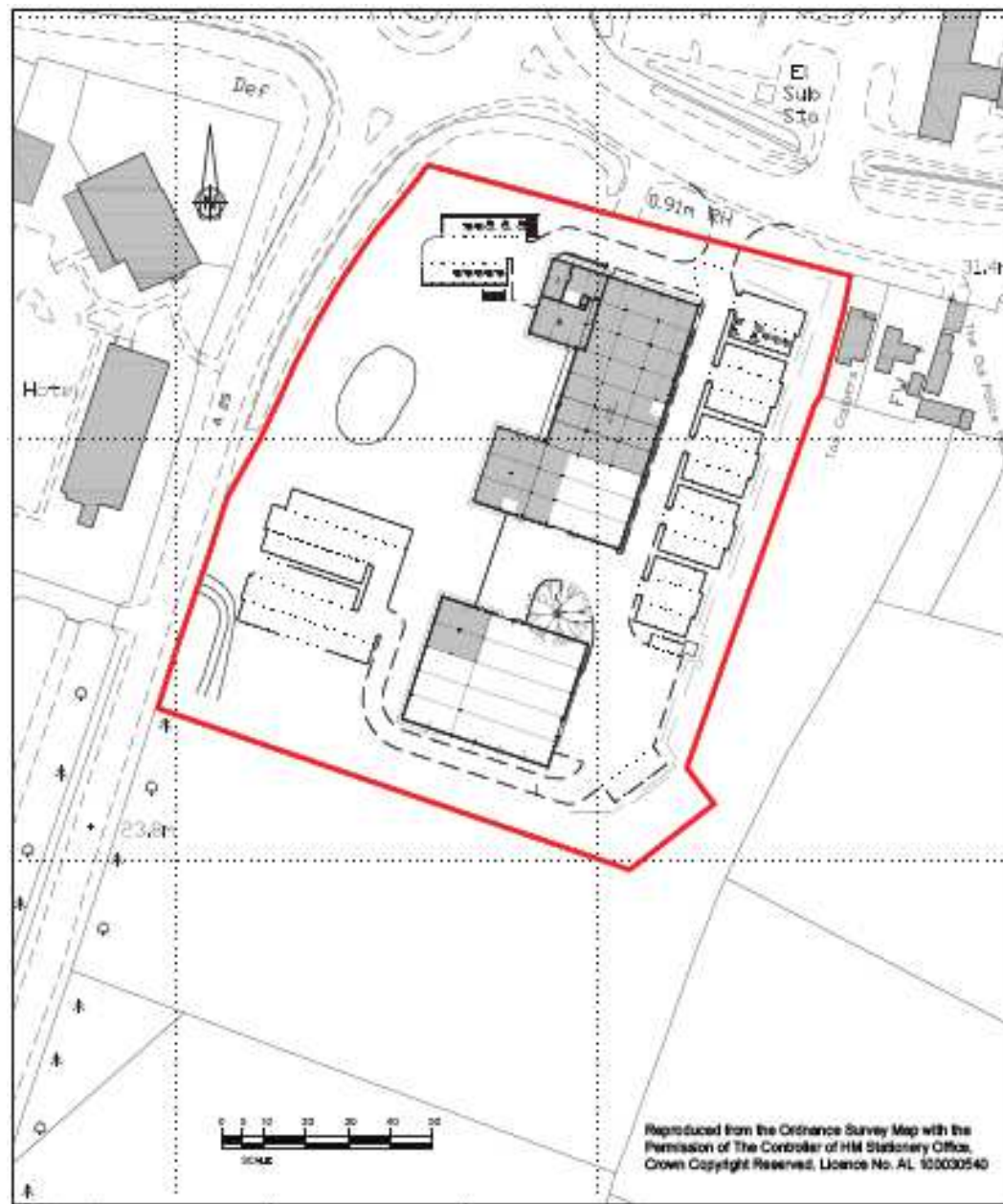
Drainage Strategy

BN/18/21/RES

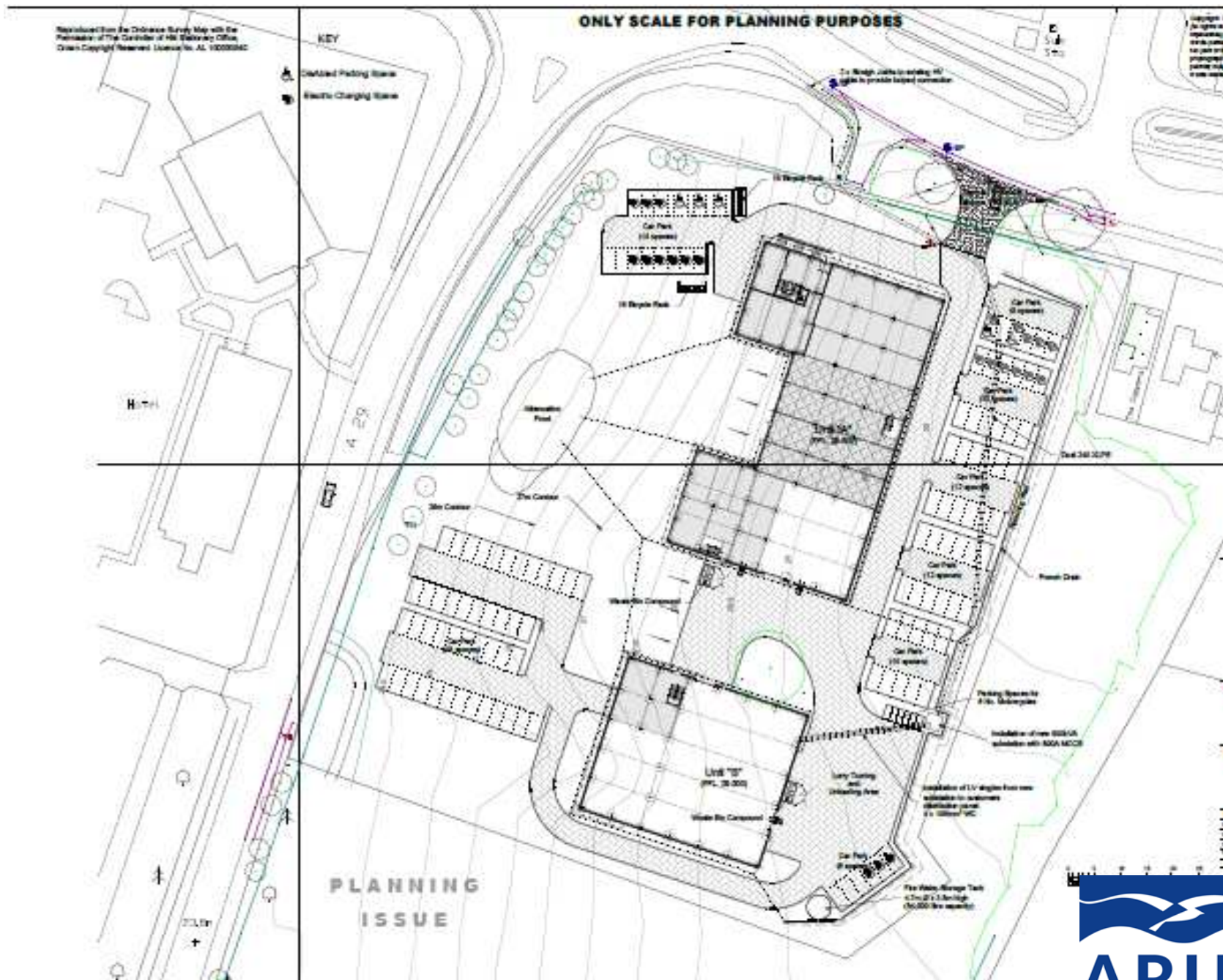
5000 sqm of light industrial floor space (ClassB1 (b)/(c) following grant of outline planning permission WA/22/15/OUT (resubmission following BN/57/19/RES). This site is in CIL Zone 1 (Zero Rated) as other development.

Land east of Fontwell Avenue

Arundel Road



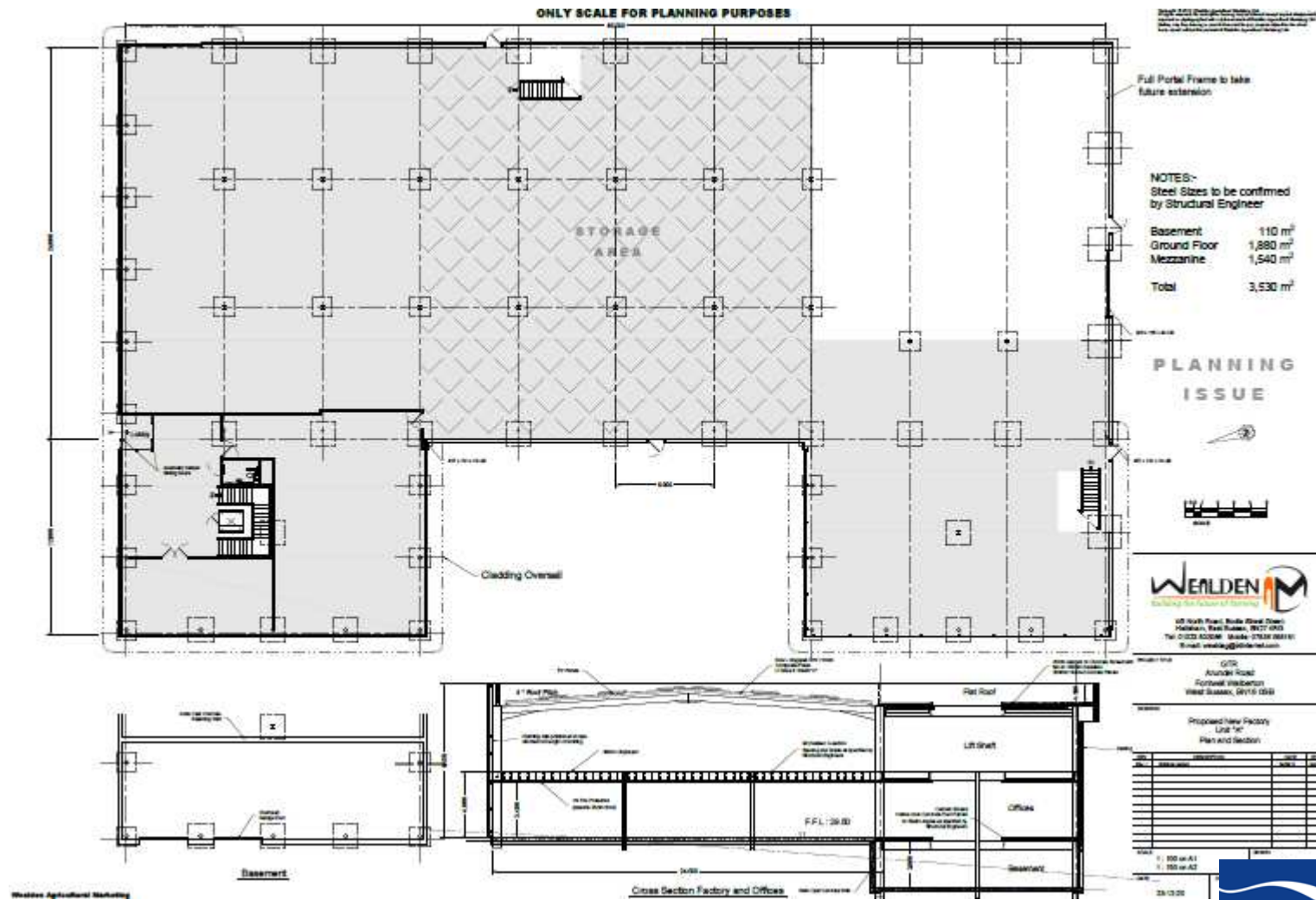
SITE LOCATION



SITE LAYOUT PLAN AS PROPOSED

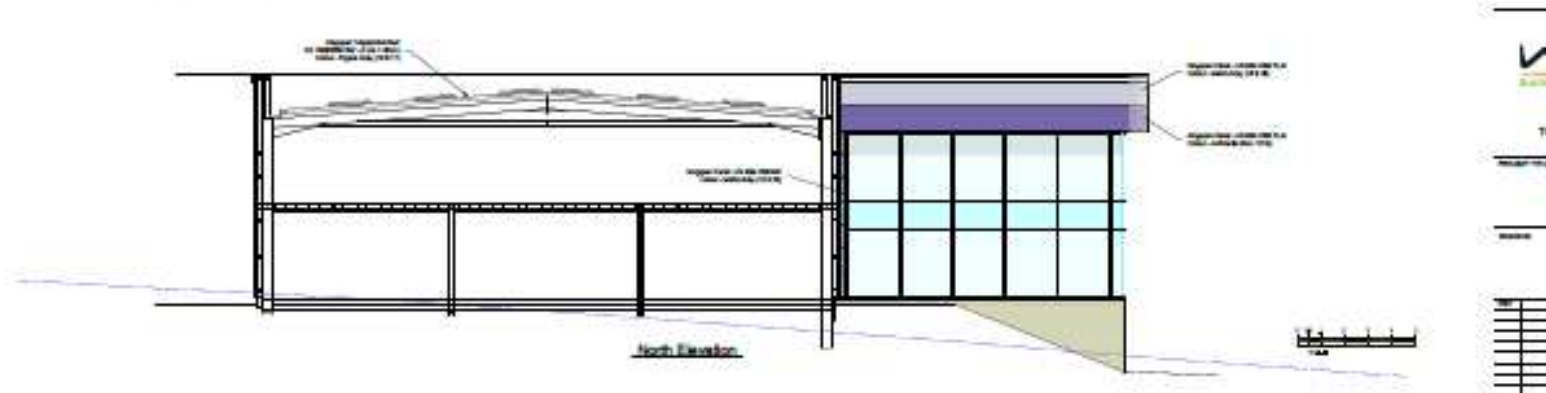
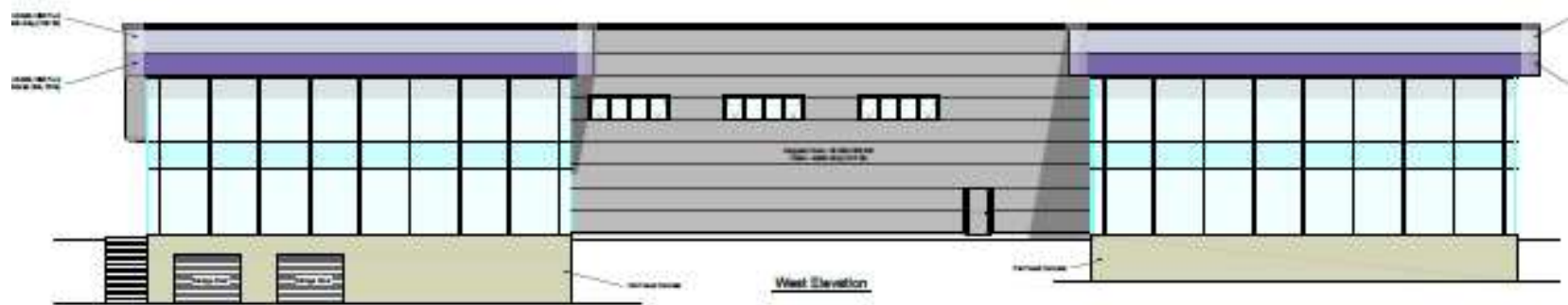
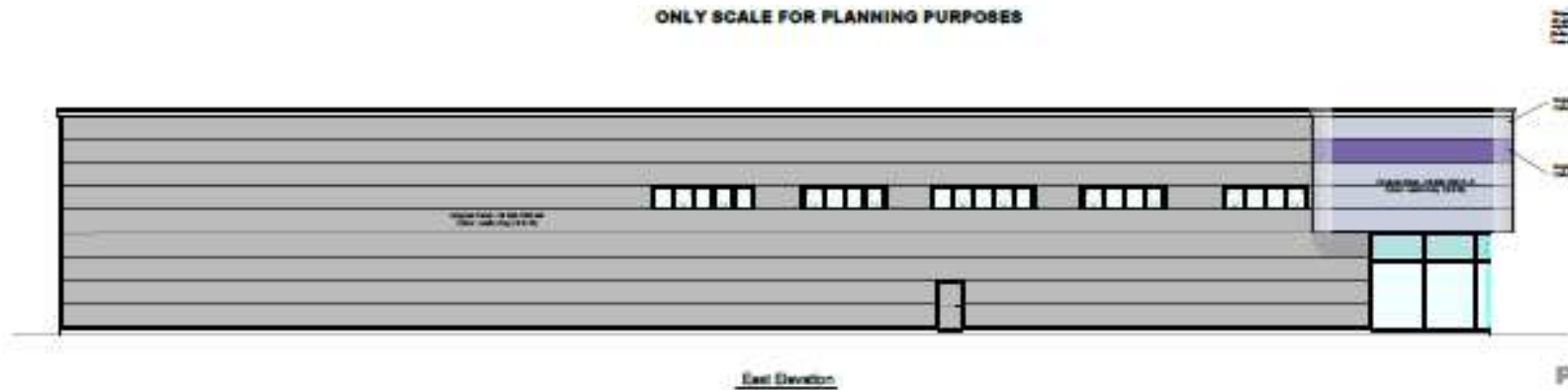


ARUN
DISTRICT COUNCIL



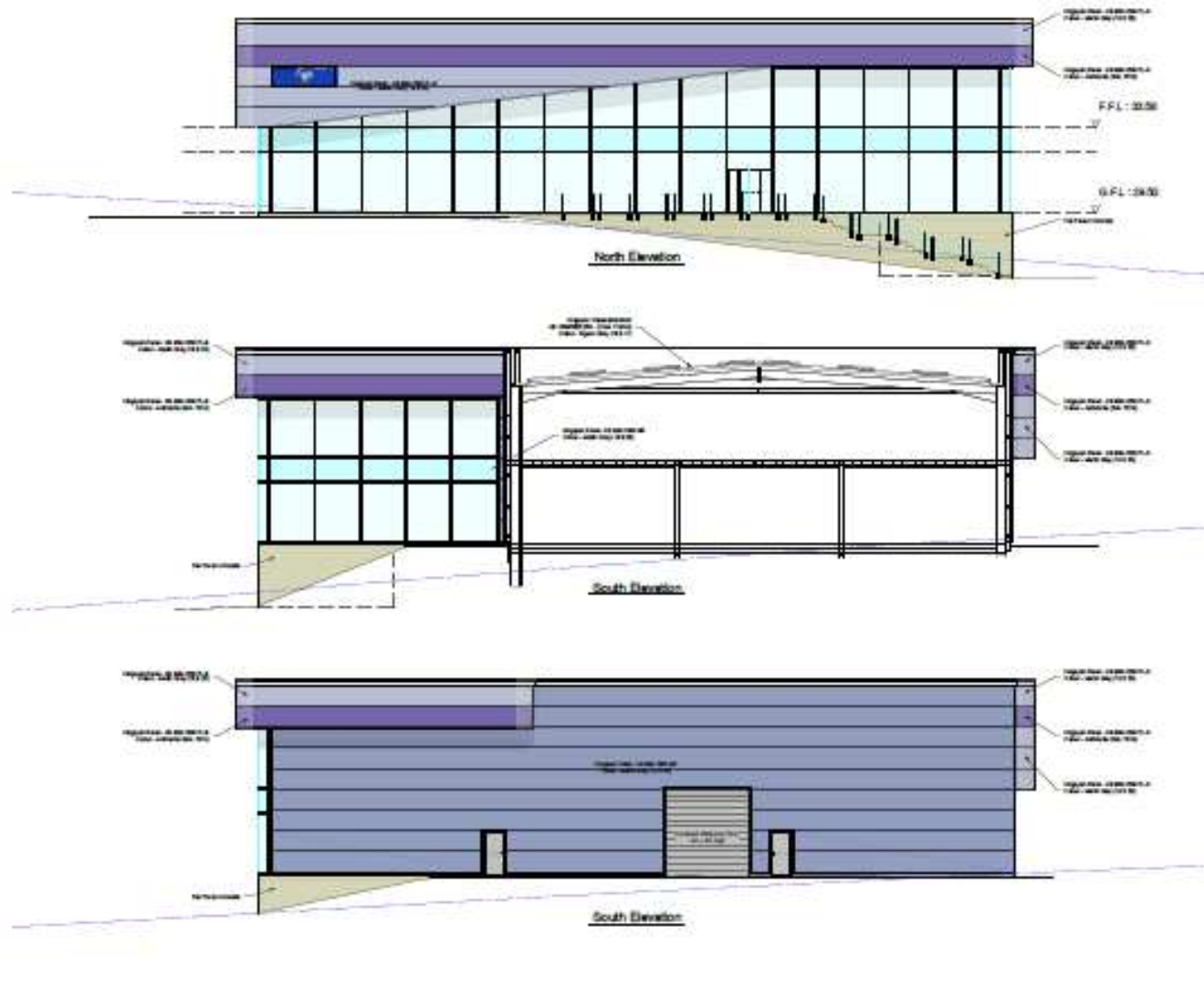
UNIT A PLAN & SECTION AS PROPOSED

ONLY SCALE FOR PLANNING PURPOSES



UNIT A ELEVATIONS AS PROPOSED

ONLY SCALE FOR PLANNING PURPOSES



UNIT A END ELEVATIONS AS PROPOSED



East Elevation



West Elevations



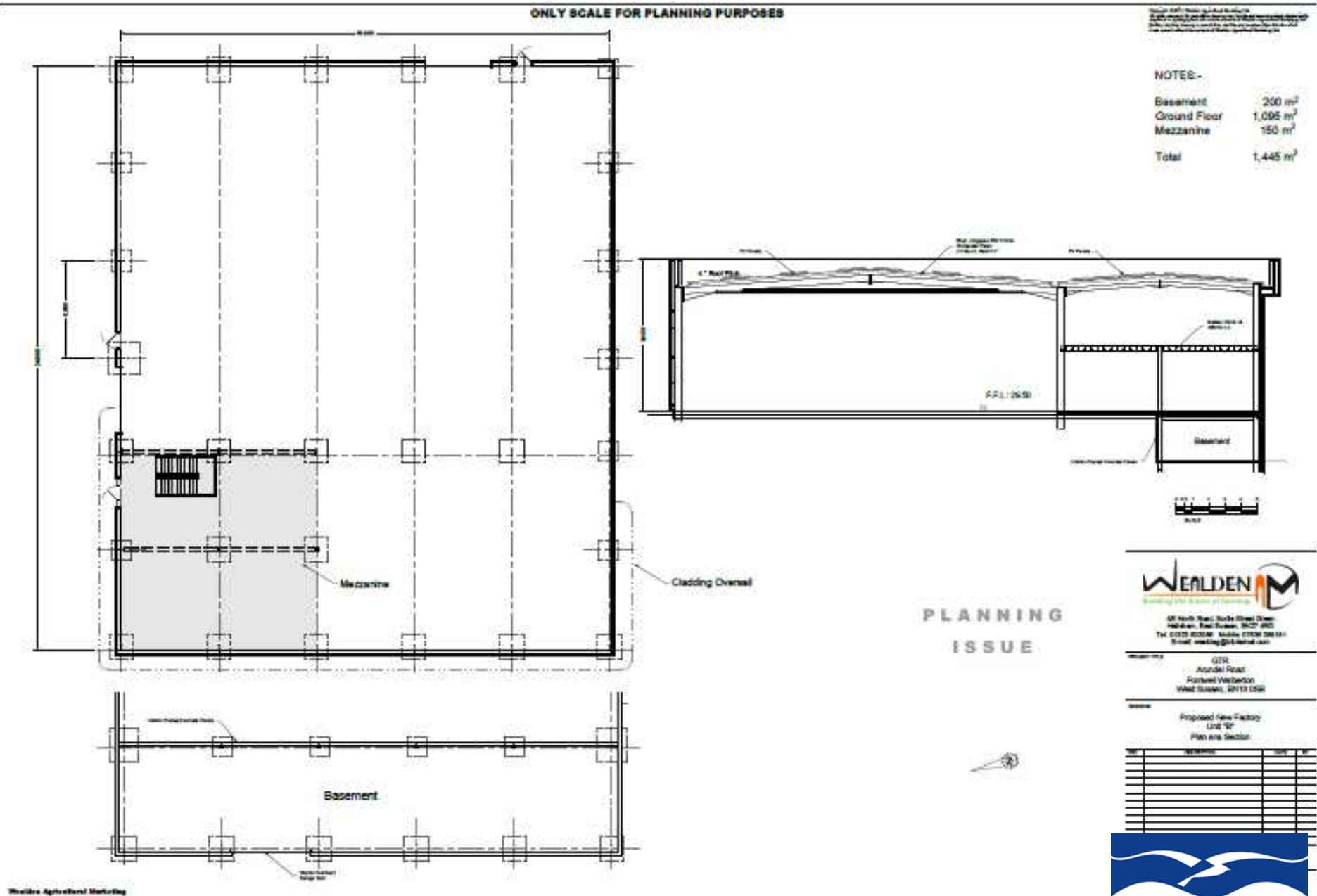
North American

	1	2	3	4	5
1					
2					
3					
4					
5					



Proposed New Facility

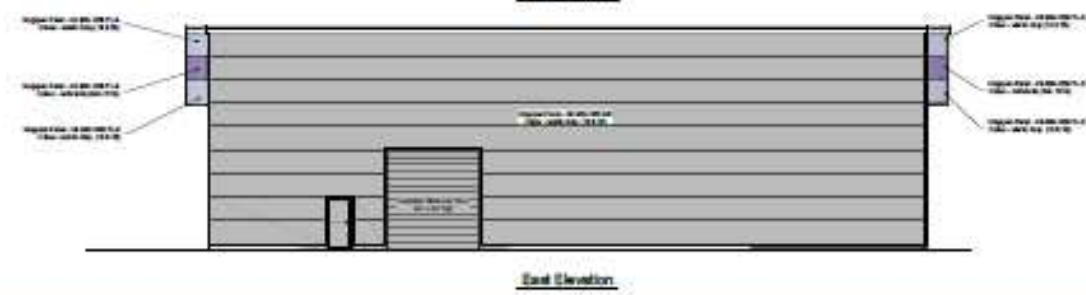
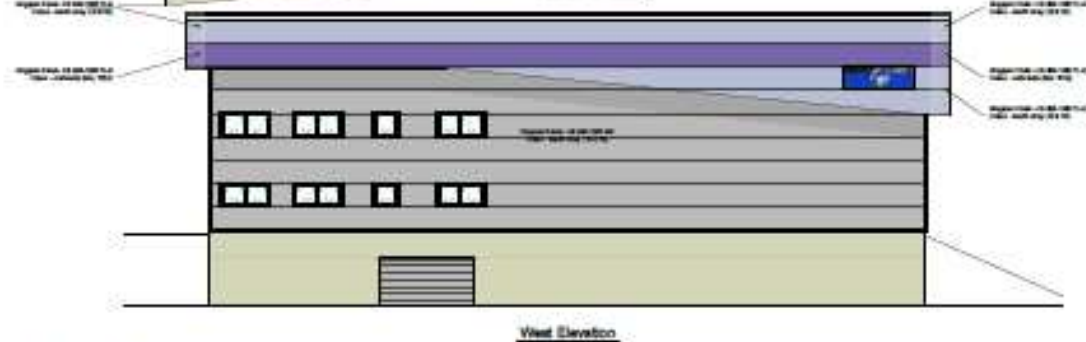
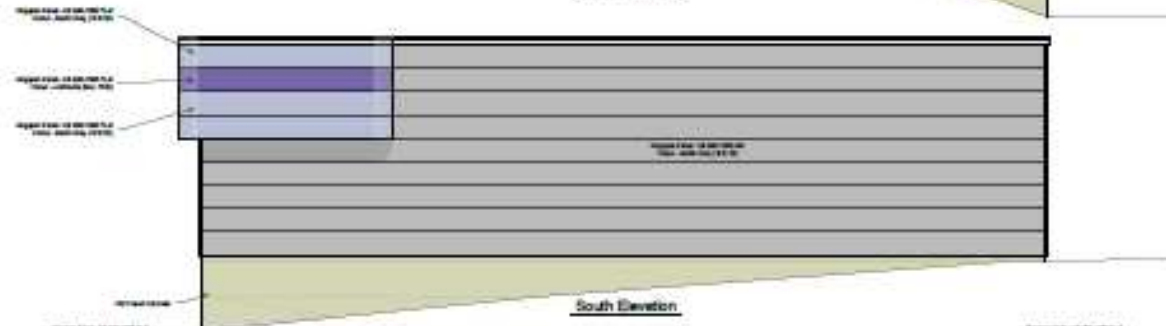




UNIT B PLAN AND SECTION AS PROPOSED

ONLY SCALE FOR PLANNING PURPOSES

Design: 2023, 2024, 2025
 2026, 2027, 2028, 2029, 2030
 2031, 2032, 2033, 2034, 2035
 2036, 2037, 2038, 2039, 2040



PLANNING
 ISSUE

NOTES:
 Door and Window
 Colour Anthracite (F)



All North Rural
 Planning, Planning
 Planning, Planning
 Planning, Planning

Project Name
 Unit
 Proposed Unit
 Unit

Unit	Proposed Unit
Unit 1	Unit 1
Unit 2	Unit 2
Unit 3	Unit 3
Unit 4	Unit 4
Unit 5	Unit 5
Unit 6	Unit 6
Unit 7	Unit 7
Unit 8	Unit 8
Unit 9	Unit 9
Unit 10	Unit 10
Unit 11	Unit 11
Unit 12	Unit 12
Unit 13	Unit 13
Unit 14	Unit 14
Unit 15	Unit 15
Unit 16	Unit 16
Unit 17	Unit 17
Unit 18	Unit 18
Unit 19	Unit 19
Unit 20	Unit 20
Unit 21	Unit 21
Unit 22	Unit 22
Unit 23	Unit 23
Unit 24	Unit 24
Unit 25	Unit 25
Unit 26	Unit 26
Unit 27	Unit 27
Unit 28	Unit 28
Unit 29	Unit 29
Unit 30	Unit 30
Unit 31	Unit 31
Unit 32	Unit 32
Unit 33	Unit 33
Unit 34	Unit 34
Unit 35	Unit 35
Unit 36	Unit 36
Unit 37	Unit 37
Unit 38	Unit 38
Unit 39	Unit 39
Unit 40	Unit 40
Unit 41	Unit 41
Unit 42	Unit 42
Unit 43	Unit 43
Unit 44	Unit 44
Unit 45	Unit 45
Unit 46	Unit 46
Unit 47	Unit 47
Unit 48	Unit 48
Unit 49	Unit 49
Unit 50	Unit 50
Unit 51	Unit 51
Unit 52	Unit 52
Unit 53	Unit 53
Unit 54	Unit 54
Unit 55	Unit 55
Unit 56	Unit 56
Unit 57	Unit 57
Unit 58	Unit 58
Unit 59	Unit 59
Unit 60	Unit 60
Unit 61	Unit 61
Unit 62	Unit 62
Unit 63	Unit 63
Unit 64	Unit 64
Unit 65	Unit 65
Unit 66	Unit 66
Unit 67	Unit 67
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Unit 84	Unit 84
Unit 85	Unit 85
Unit 86	Unit 86
Unit 87	Unit 87
Unit 88	Unit 88
Unit 89	Unit 89
Unit 90	Unit 90
Unit 91	Unit 91
Unit 92	Unit 92
Unit 93	Unit 93
Unit 94	Unit 94
Unit 95	Unit 95
Unit 96	Unit 96
Unit 97	Unit 97
Unit 98	Unit 98
Unit 99	Unit 99
Unit 100	Unit 100

Wessex Agricultural Marketing

UNIT B ELEVATIONS AS PROPOSED



Chicago 1985: Another Chicago Story
Chicago 1985, the 10th anniversary of the 1975 Chicago Convention, was a celebration of the city's growth and development. The convention was held at the McCormick Place Convention Center, which was the site of the 1958 World's Fair. The convention was a success, and it was a testament to the city's resilience and ability to overcome adversity.



GTR
Arundel Road
Functwell Vitebarton
West Sussex, BN15 6DL

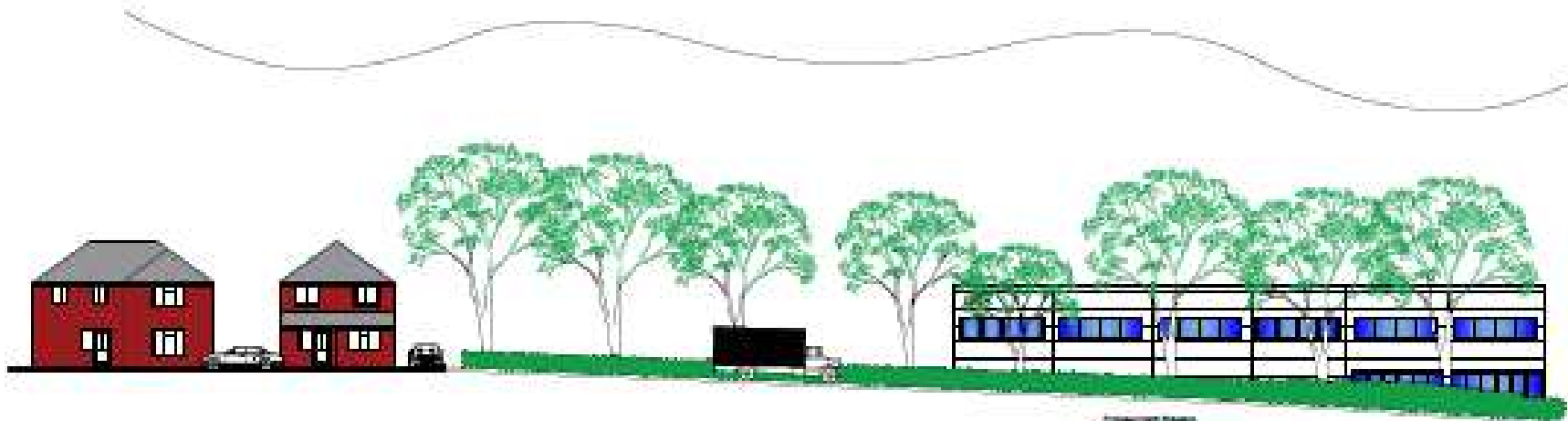
Proposed New Factory
Unit "B"
Questions

Date		Page	
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13	14	15	16
17	18	19	20
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29	30	31	32
33	34	35	36
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97	98	99	100





STREET SCENE FROM NORTH AS PROPOSED

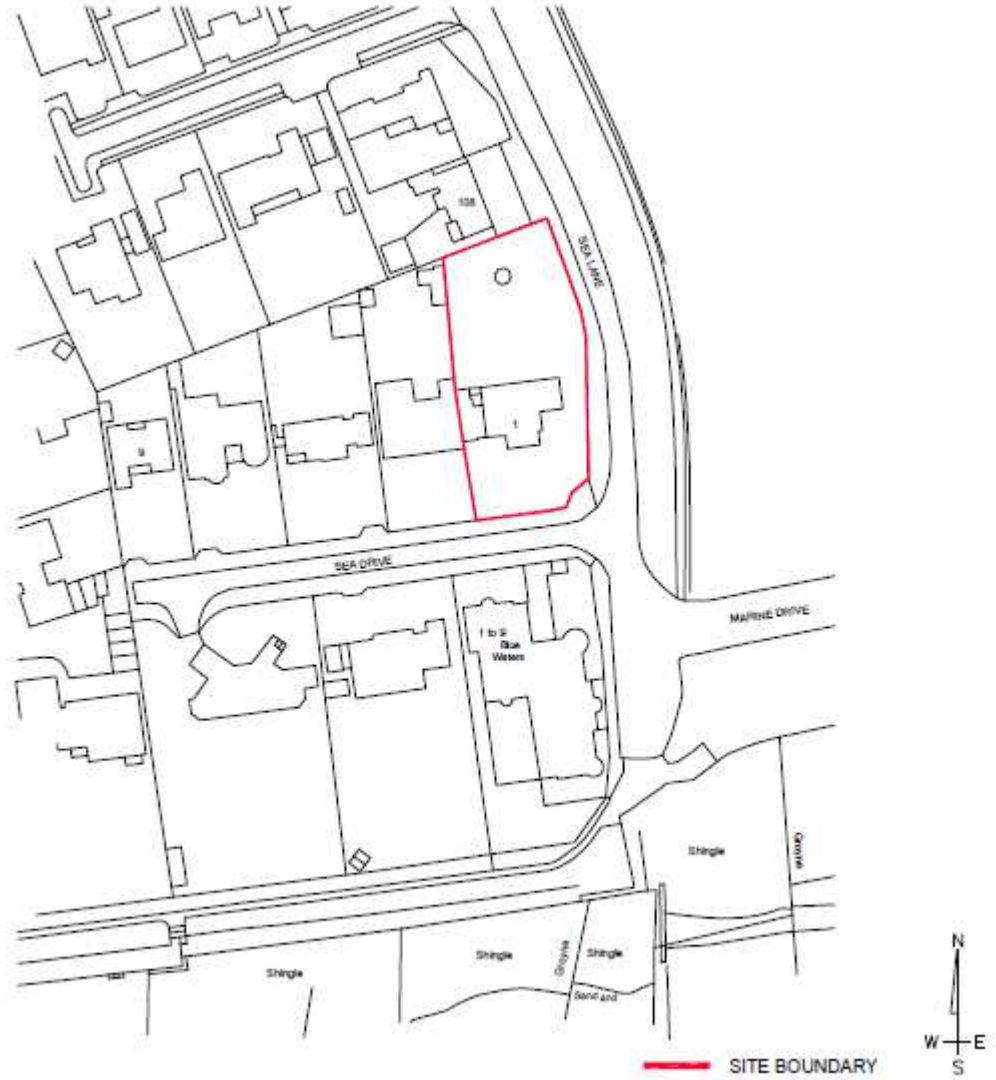


STREET SCENE FROM NORTH AS PREVIOUSLY APPROVED

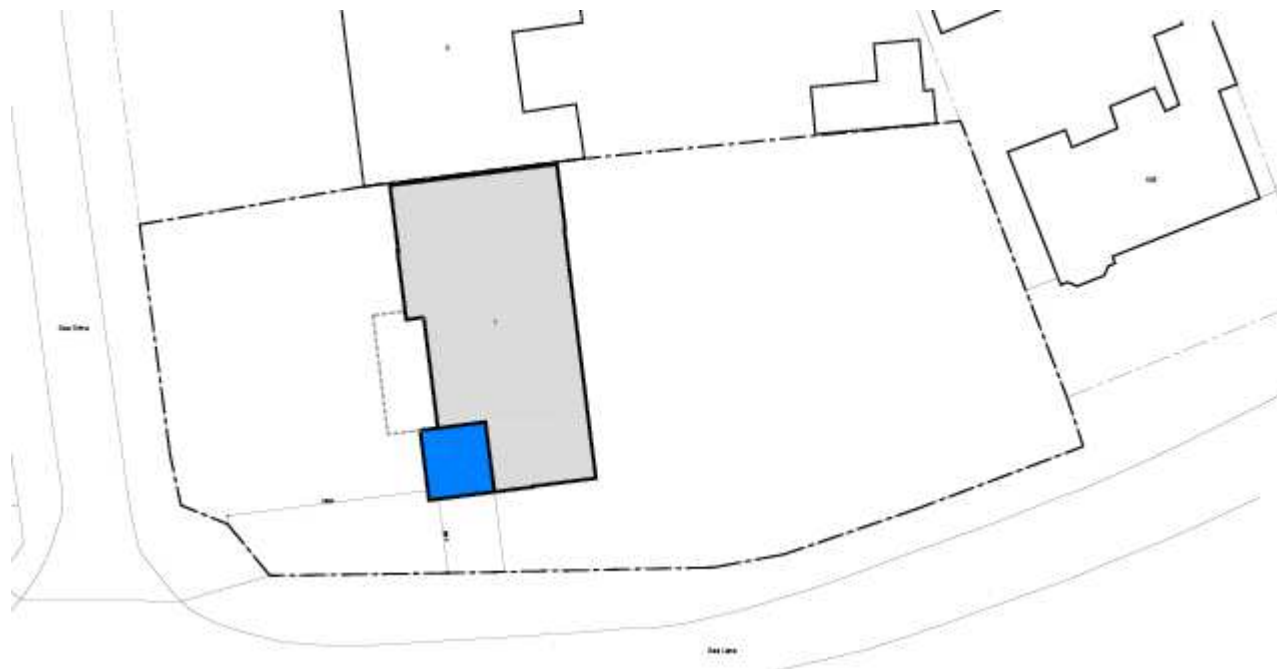
FG/90/21/HH

Erection of addition of second floor, part single, part two storey
extension and wrap around terrace

1 Sea Drive, Ferring



Location Plan



Block Plan



Existing Elevations

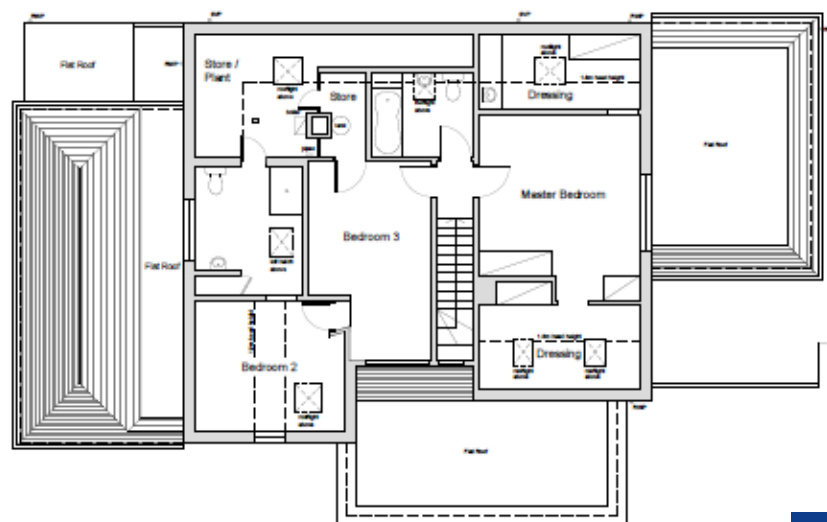
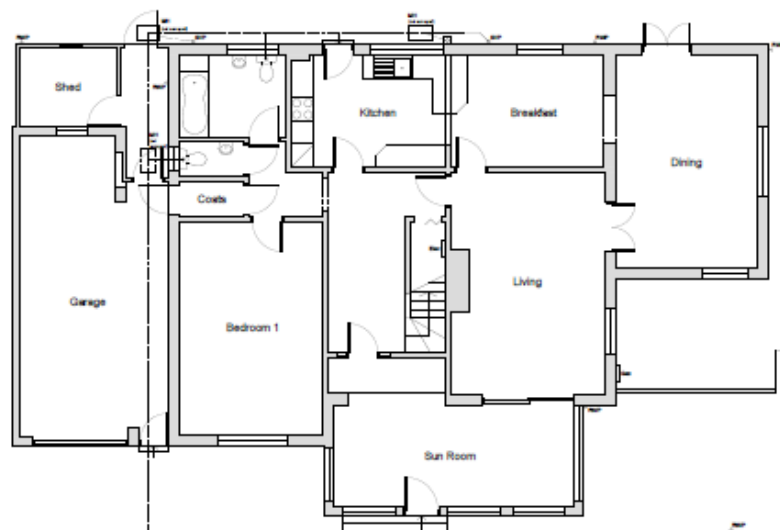


Right Side Elevation
(when viewed from the front)



Left Side Elevation
(when viewed from the front)

Existing Elevations



Existing Ground and First Floor Plan



Proposed Front Elevation
Scale 1:50 @ A1

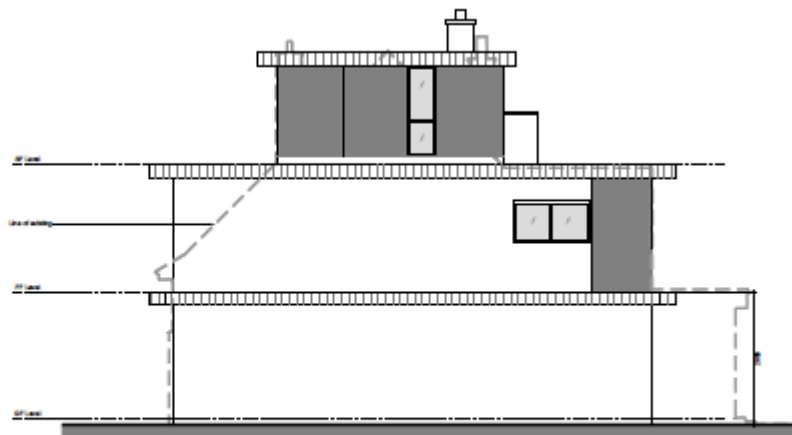


Proposed Rear Elevation

Proposed Front and Rear Elevations



Proposed Right Elevation
Architectural drawing of the proposed right elevation of the building.

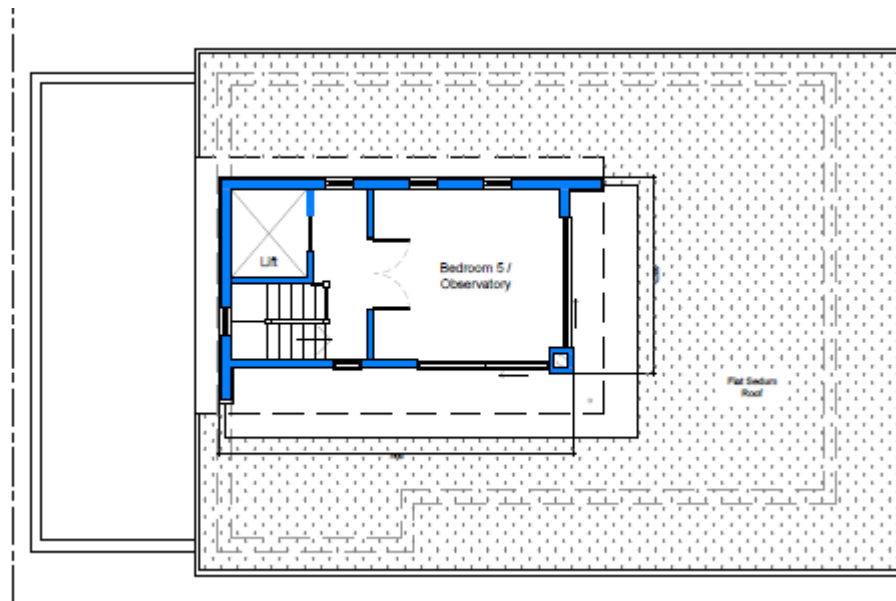


Proposed Left Elevation
Architectural drawing of the proposed left elevation of the building.

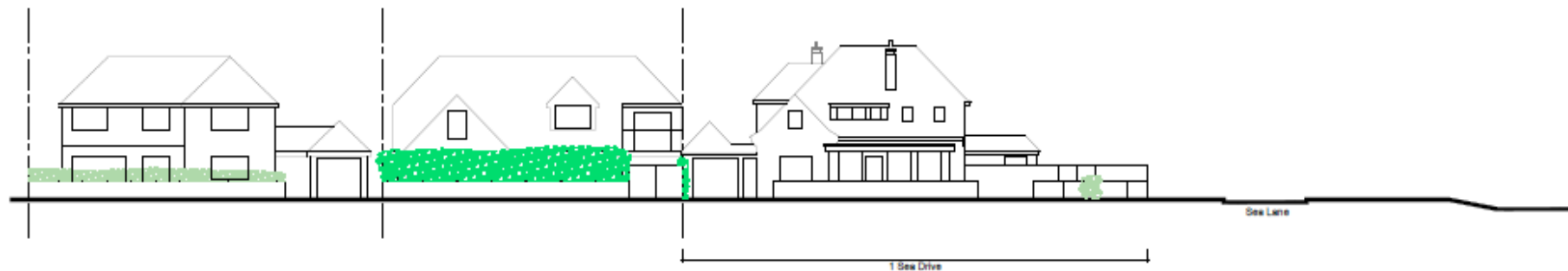
Proposed Side Elevations



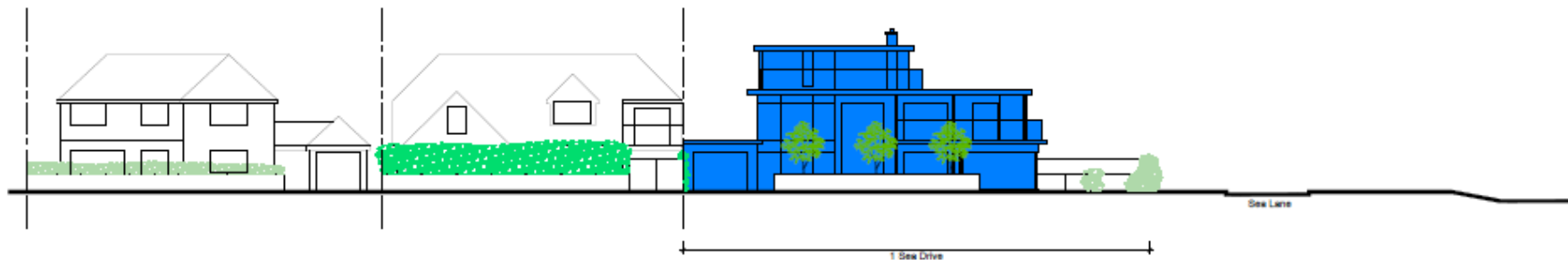
Proposed Floor Plans



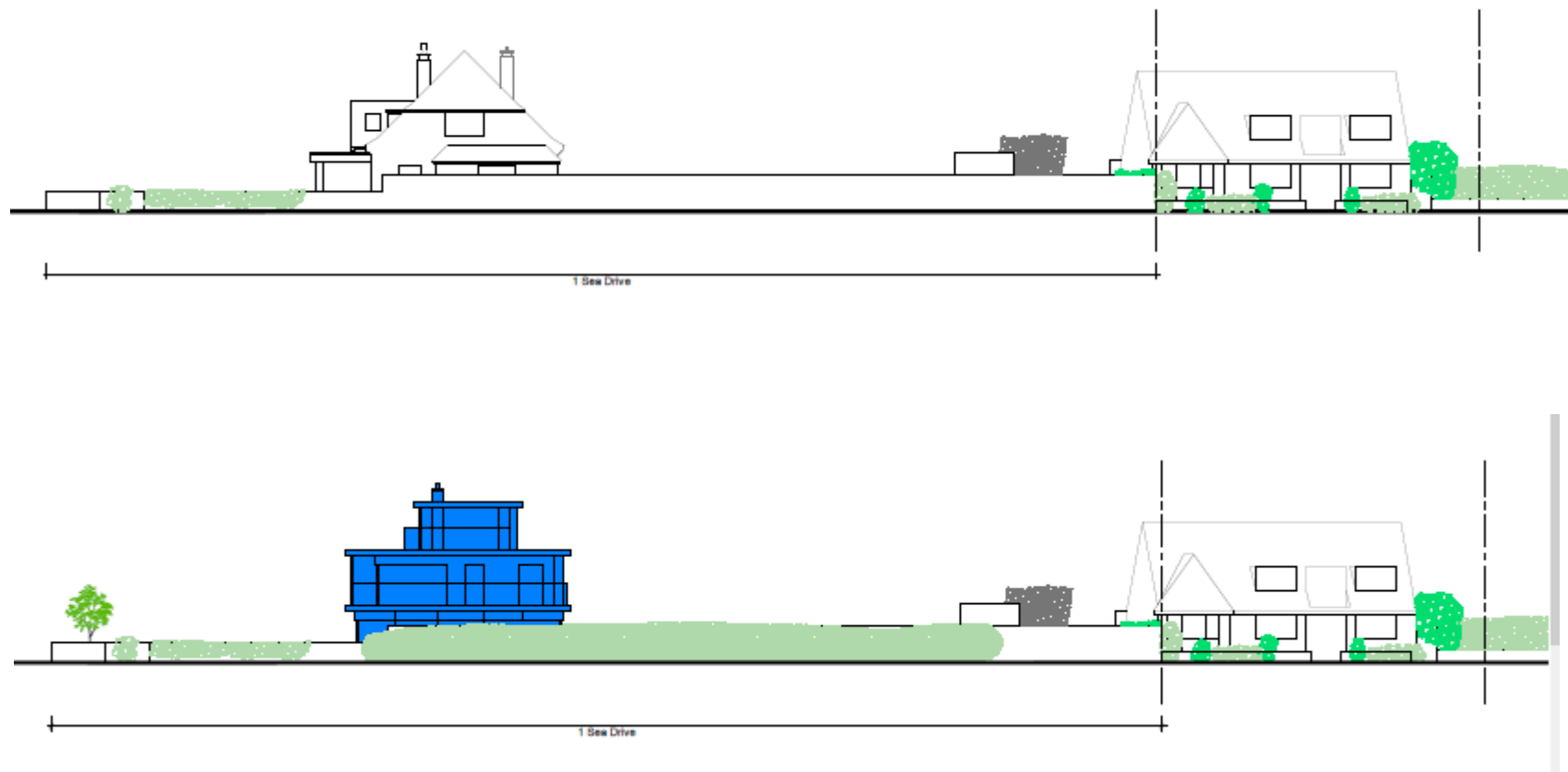
Proposed Floor Plan



Sea Drive Elevation



Existing and Proposed Street Scene (front elevation)



Existing and Proposed Street Scene (side elevation)



1. Front view



3. Right side view



2. View from road

Images



8. Rear view



9. View from the garden



7. View from road

Images









Dormer and Velux examples
(Arundel Court and No.6 Sea Drive)

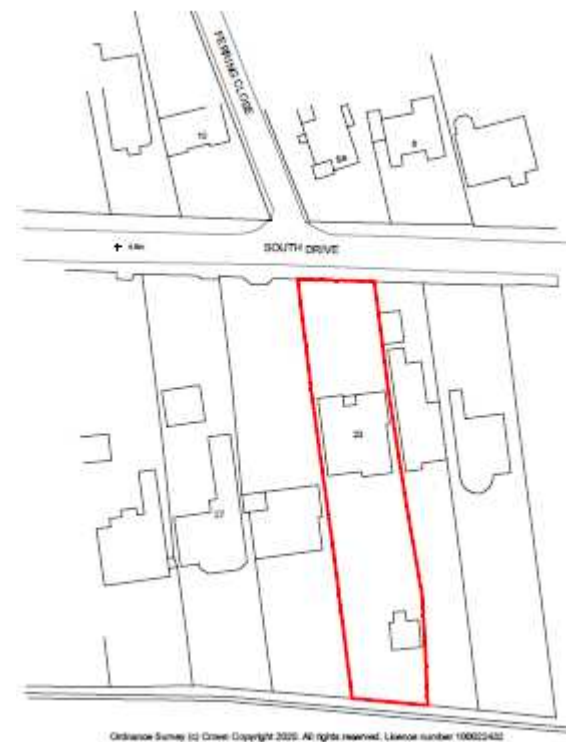
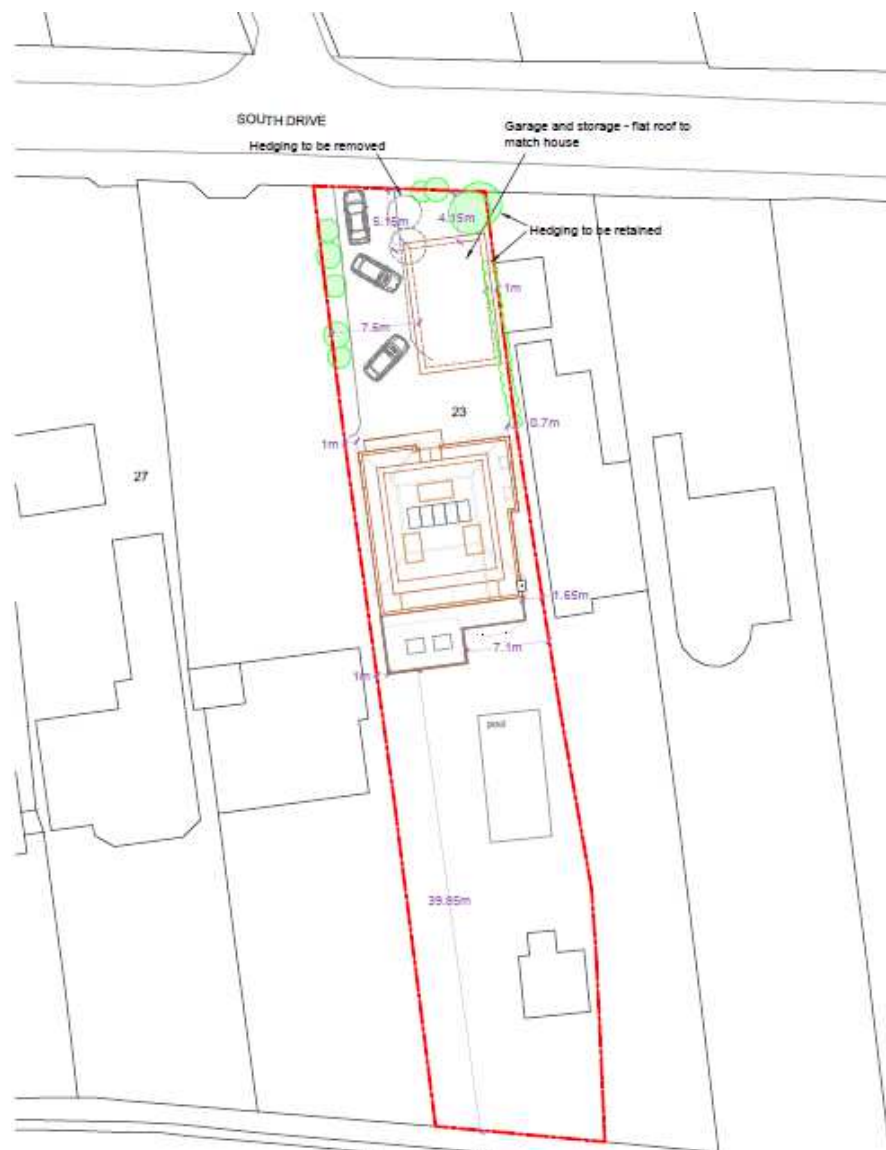




FG/114/21/HH

Extensions and internal and external remodelling of existing dwelling to create a 4no. bedroom dwelling with double garage including single storey rear extension, replacement and reformation of roof to create second floor accommodation with rear balcony, associated landscaping

23 South Drive, Ferring



Location and Block Plan



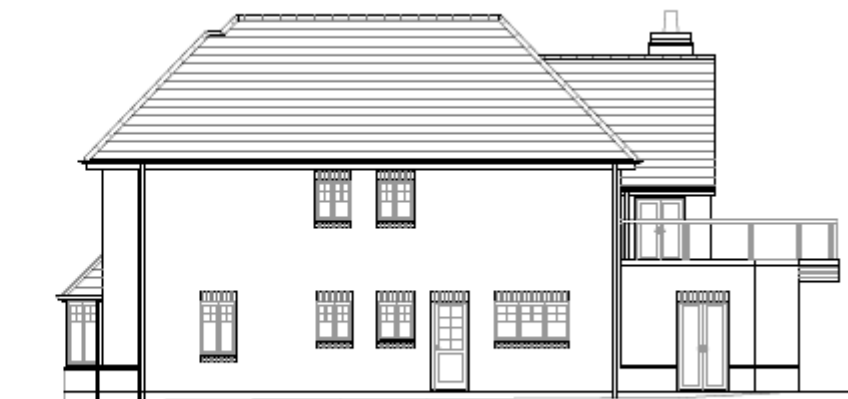
North Elevation



East Elevation

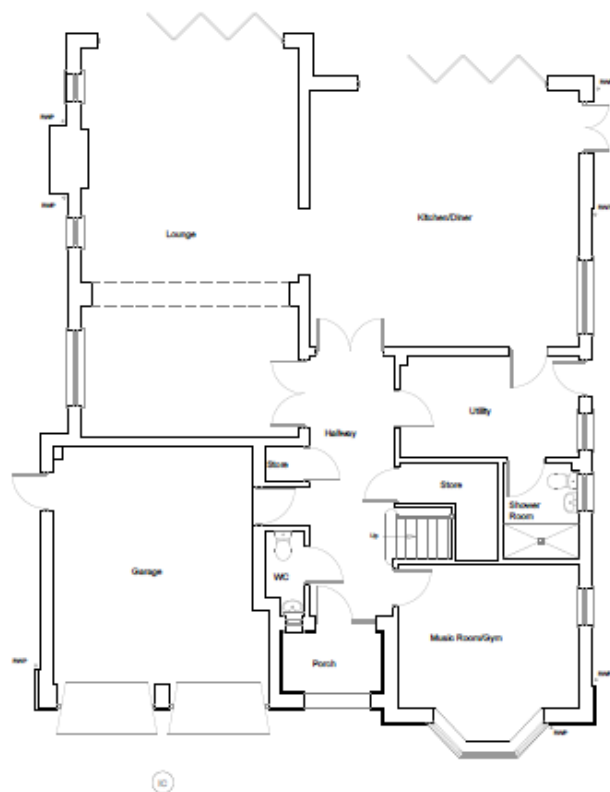


South Elevation

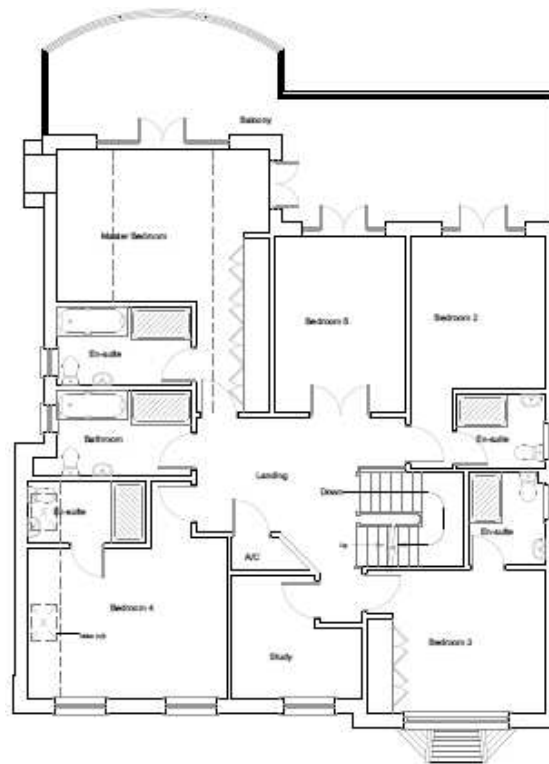


West Elevation

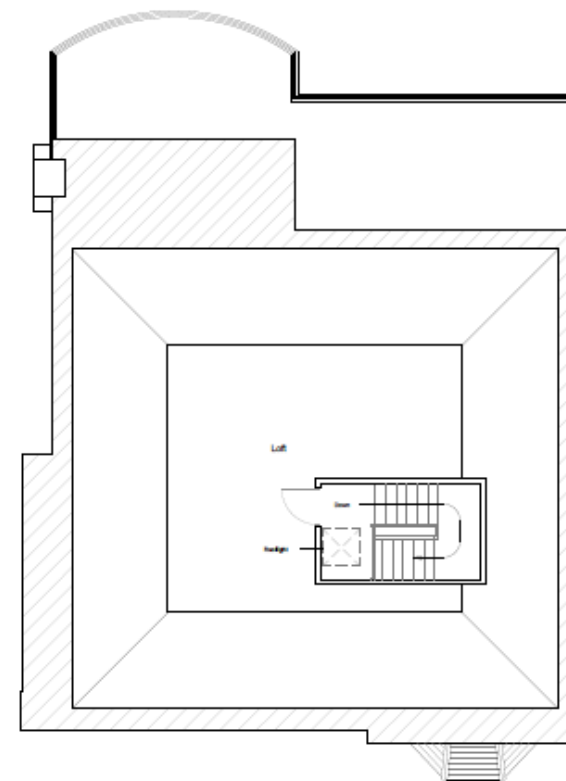
Existing Elevations



Ground Floor Plan
1:50



First Floor Plan
1:50



Second Floor Plan
1:50

Existing Floor Plans

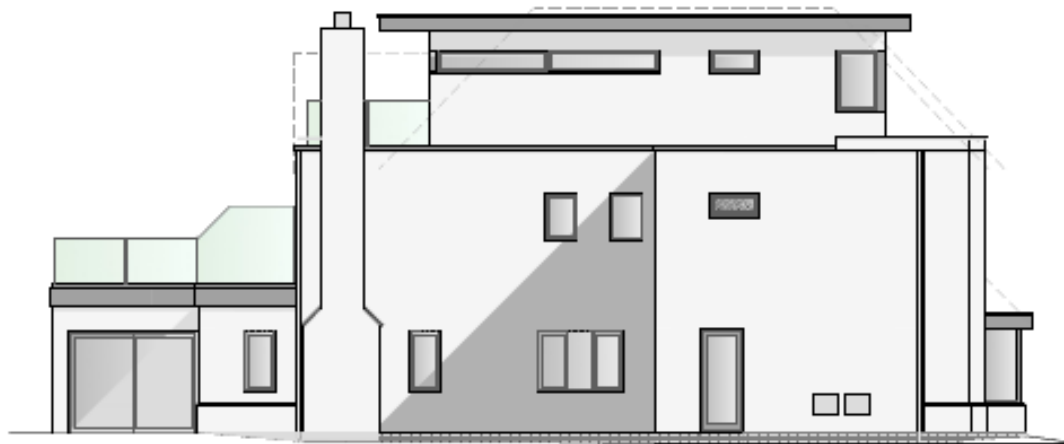


North Elevation

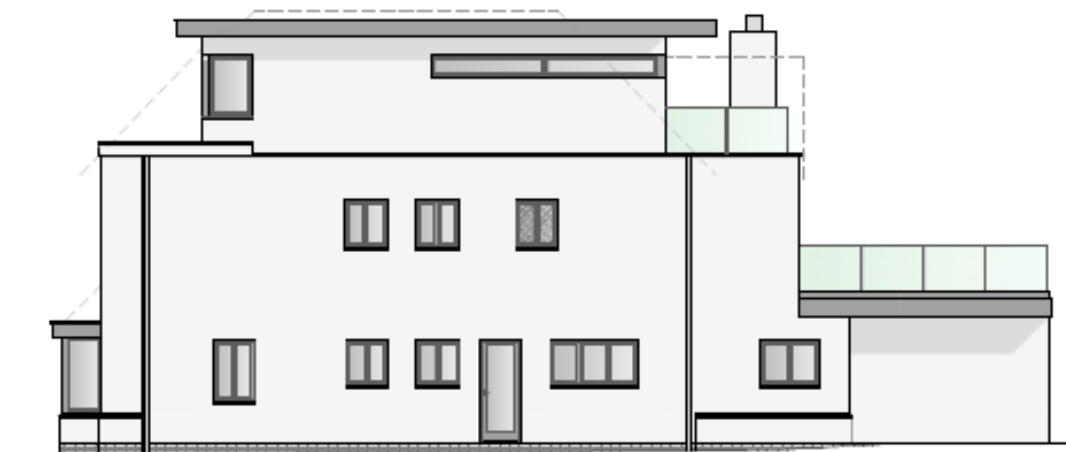


South Elevation

Proposed Front and Rear Elevation

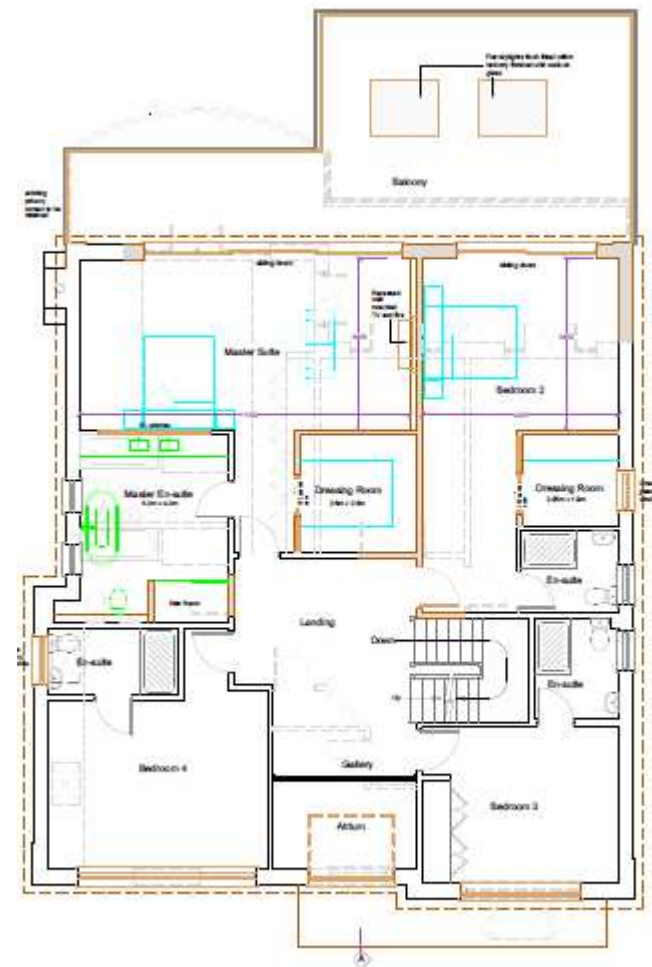
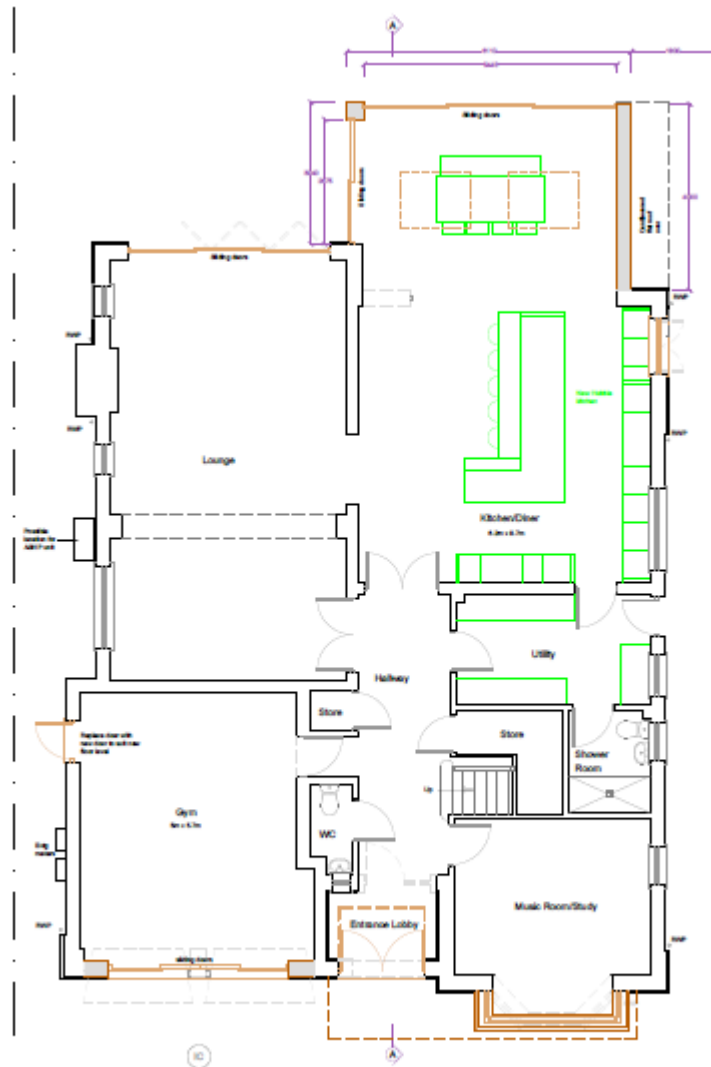


East Elevation

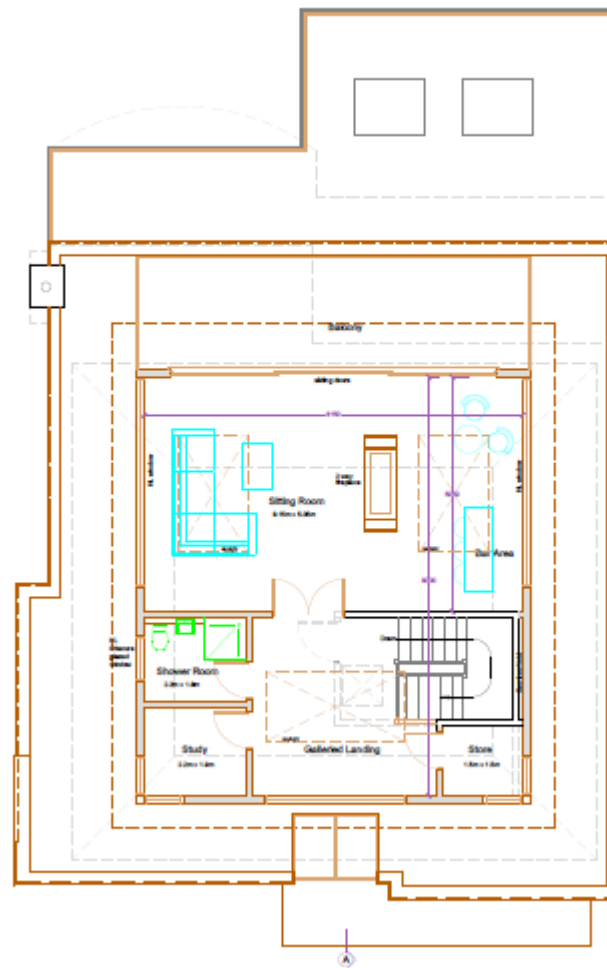


West Elevation

Proposed Side Elevations



Proposed Ground and First Floor Plan



Proposed 2nd Floor Floor Plan



Existing Street Scene Elevation from South Drive 1:200



Proposed Street Scene Elevation from South Drive 1:200

Existing and Proposed Street Scene Plan



Front Visual (proposed)



Rear Visual (proposed)



Existing view west



Existing view west



Existing view east



Existing view east



View west from existing balcony



View east from existing balcony

No.7



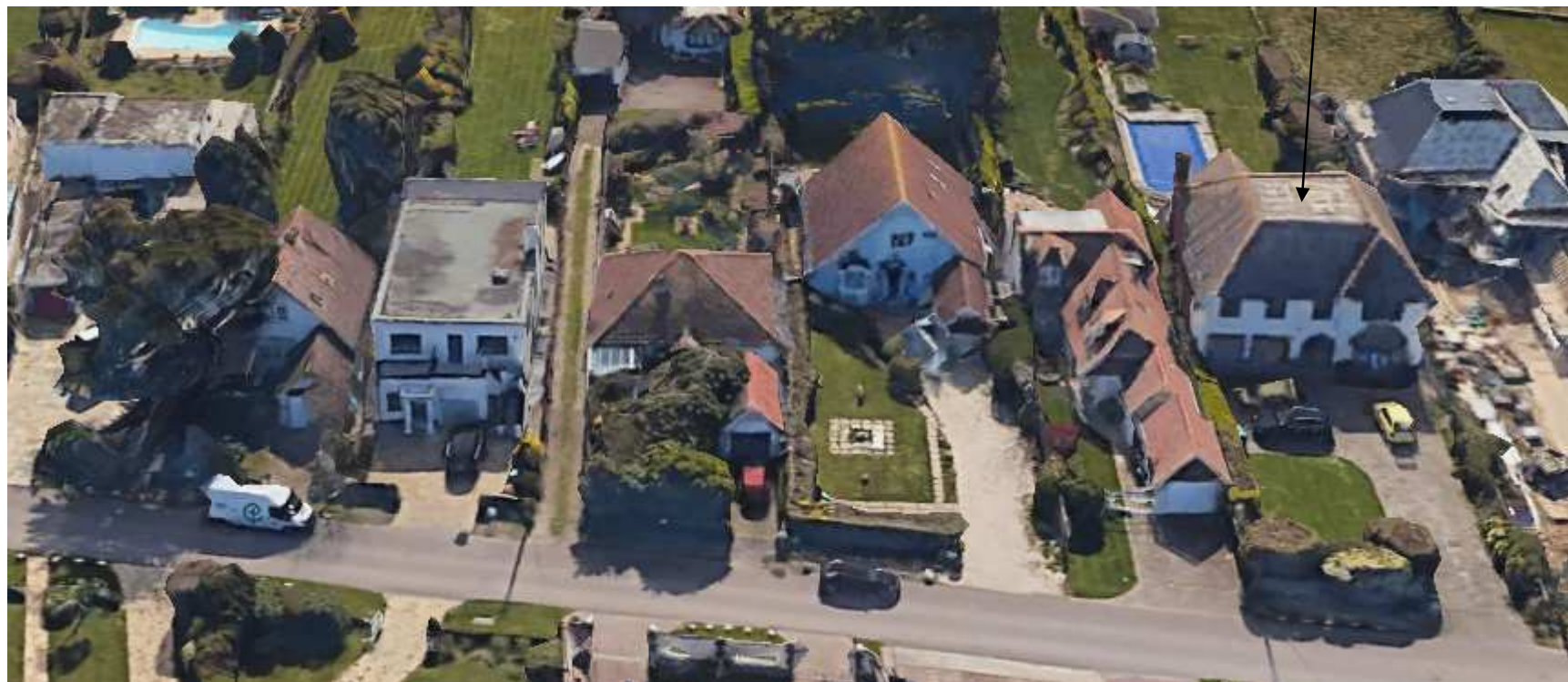
No.11



Nearby examples



Rear street scene



Street scene

A/26/21/RES

Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping.

**Land west of Brook Lane
and South of A259**





Location Plan







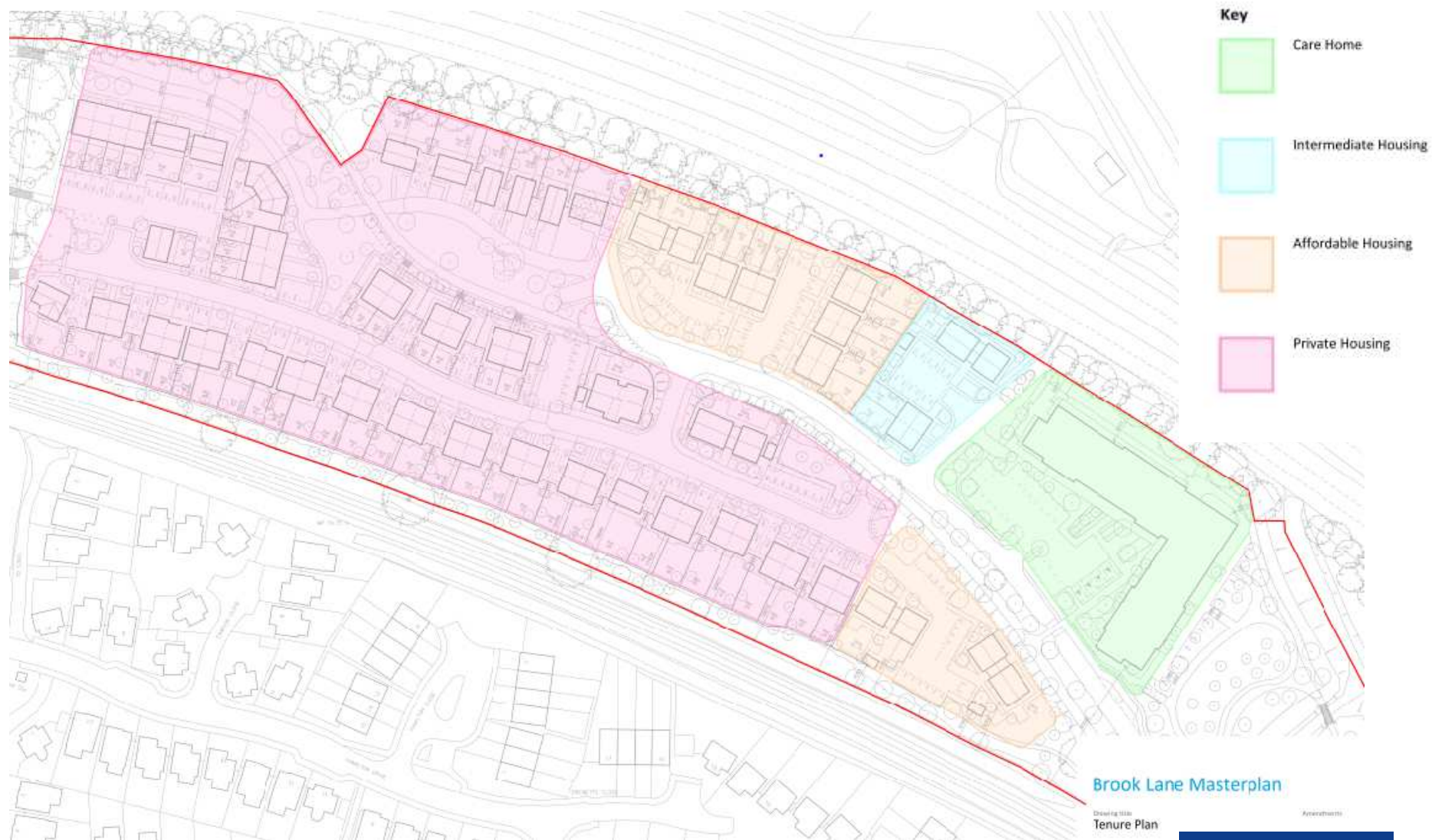
Schedule

1 Bed Flat	x 10
2 Bed Flat	x 14
2 Bed House	x 30
3 Bed House	x 35
4 Bed House	x 1

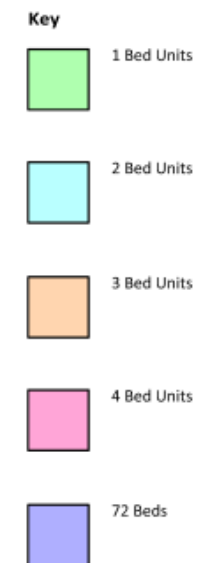
Total 90

72 Bed Residential Nursing Dementia Care Home

Housing Plan



Housing Tenure





Key	
	Dwellings Resident parking
	Dwellings Visitor parking
	Care Home Shared parking



South-East Elevation

Care Home Elevations



Front Elevation
GF Plot 48
FF Plot 50

Intercom Post

Front Elevation
GF Plot 49
FF Plot 51

R



Rear Elevation
GF Plot 49
FF Plot 51

Rear Elevation
GF Plot 48
FF Plot 50

Fre





Front Elevation
Plots 40, 42, 60, 77 & 87

Front Elevation
Plots 41, 43, 61, 78 & 88



Front Elevation
Plot 38

Front Elevation
Plot 39



Rear Elevation
Plots 11, 13, 61, 78 & 88

Rear Elevation
Plots 10, 12, 60, 77 & 87



Rear Elevation
Plot 39

Rear Elevation
Plot 38



Front Elevation
Plots 22, 23 & 24

Gas

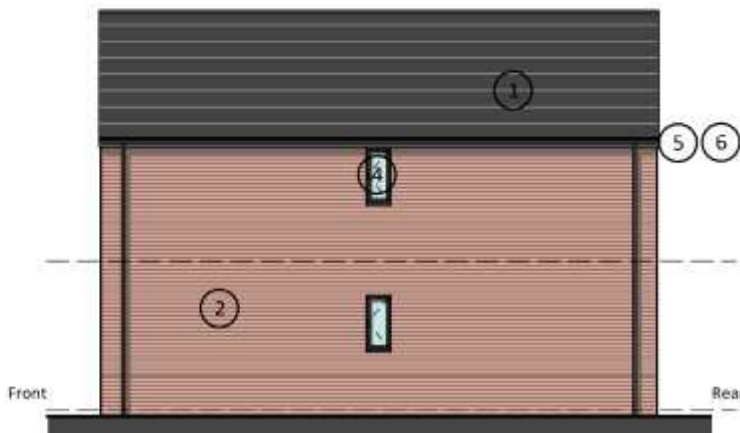


Gable Elevation
Plots 22, 23 & 24

Elec



Rear Elevation
Plots 22, 23 & 24



Gable Elevation
Plots 22, 23 & 24

Rear



Visibility:

The existing landscape buffer to the south of the A259 forms a well-established and significant visual barrier, limiting visibility into the site. The photos illustrated were taken during the winter and indicate the effectiveness of the screen.

Coupled with the level difference between the site and the carriageway, views of development will be very limited.

Within the site, the existing access routes are organically lined with tree and shrub planting which break up the longer distance views across the site and create a sense of depth and perspective.



Image 1- Google Street View from A259



Image 2- Google Street View from A259



Image 3- Google Street View from A259



Image 4- Existing Site Entrance

Photo's from D&A Statement



1. Existing site entrance road



3. View across the site, looking west



6. Pkwy (Path 2150), looking north-west alongside the existing dwelling



2. Existing site entrance road



4. Railway to south



7. The existing north-south landscape (looking south)



5. Railway to south at existing level crossing



8. Southern boundary and views of developments to the south







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