



# Public Document Pack

Arun District Council  
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West Sussex  
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Committee Manager Andrew Bishop (Ext. 37984)

23 November 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 24 November 2021 at 11.00 am** 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](mailto: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)<<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.

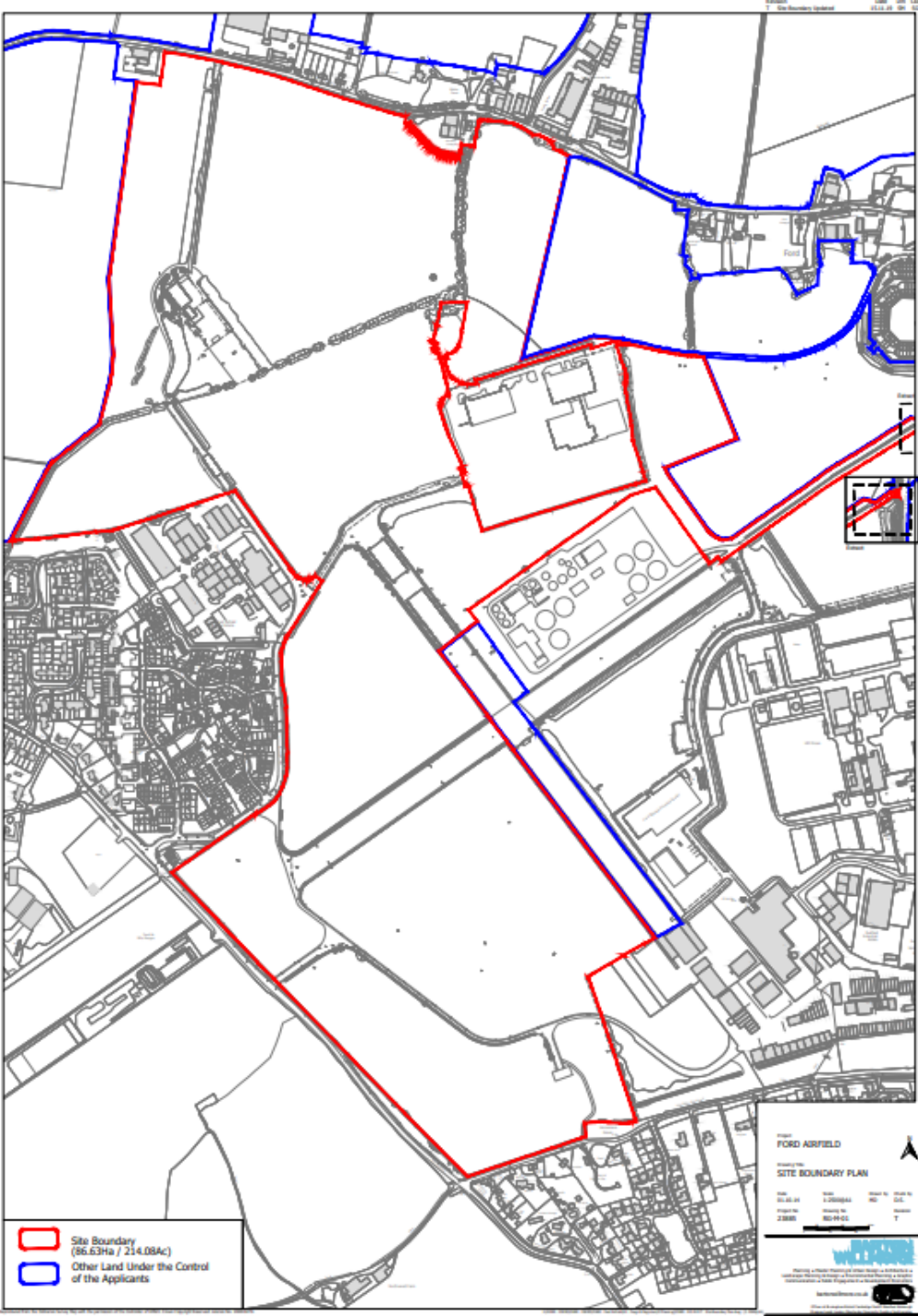
To watch recorded webcasts use the following link – Planning Committee [Webcast Page](#)

# F/4/20/OUT

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

## Land at Ford Airfield, Ford





Site Boundary

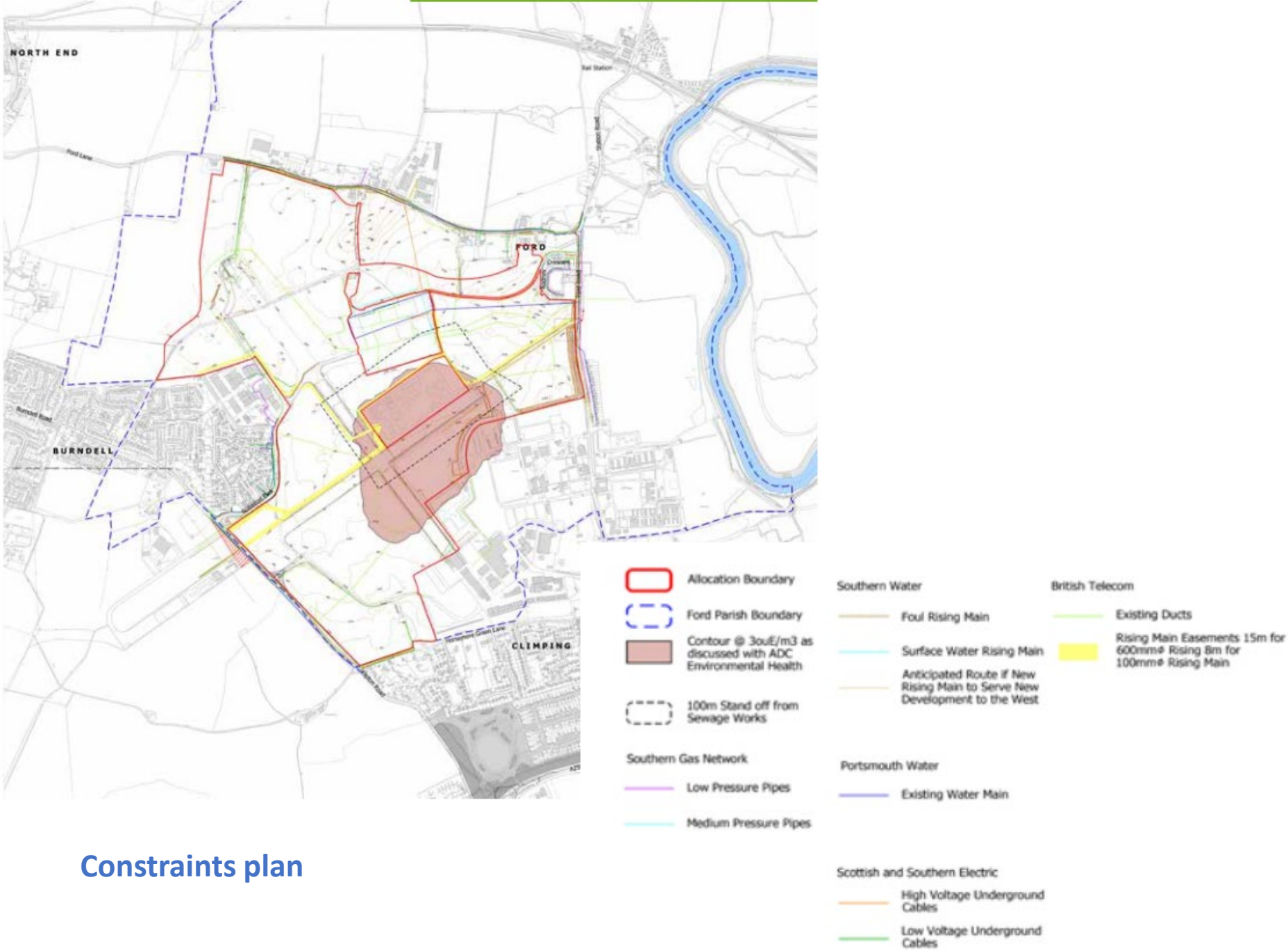




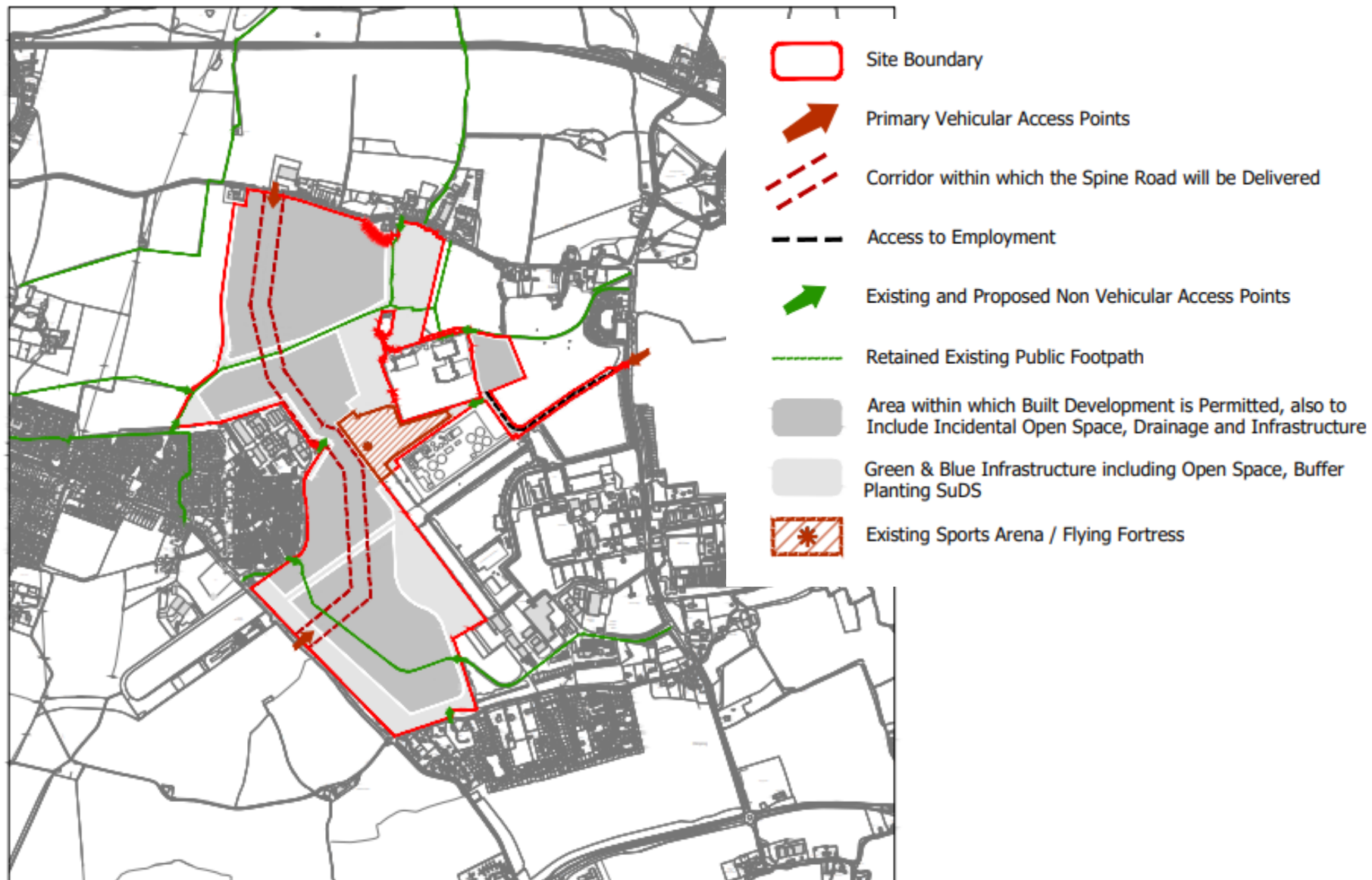


Ariel view of the site

FIGURE 16: COMBINED CONSTRAINTS PLAN

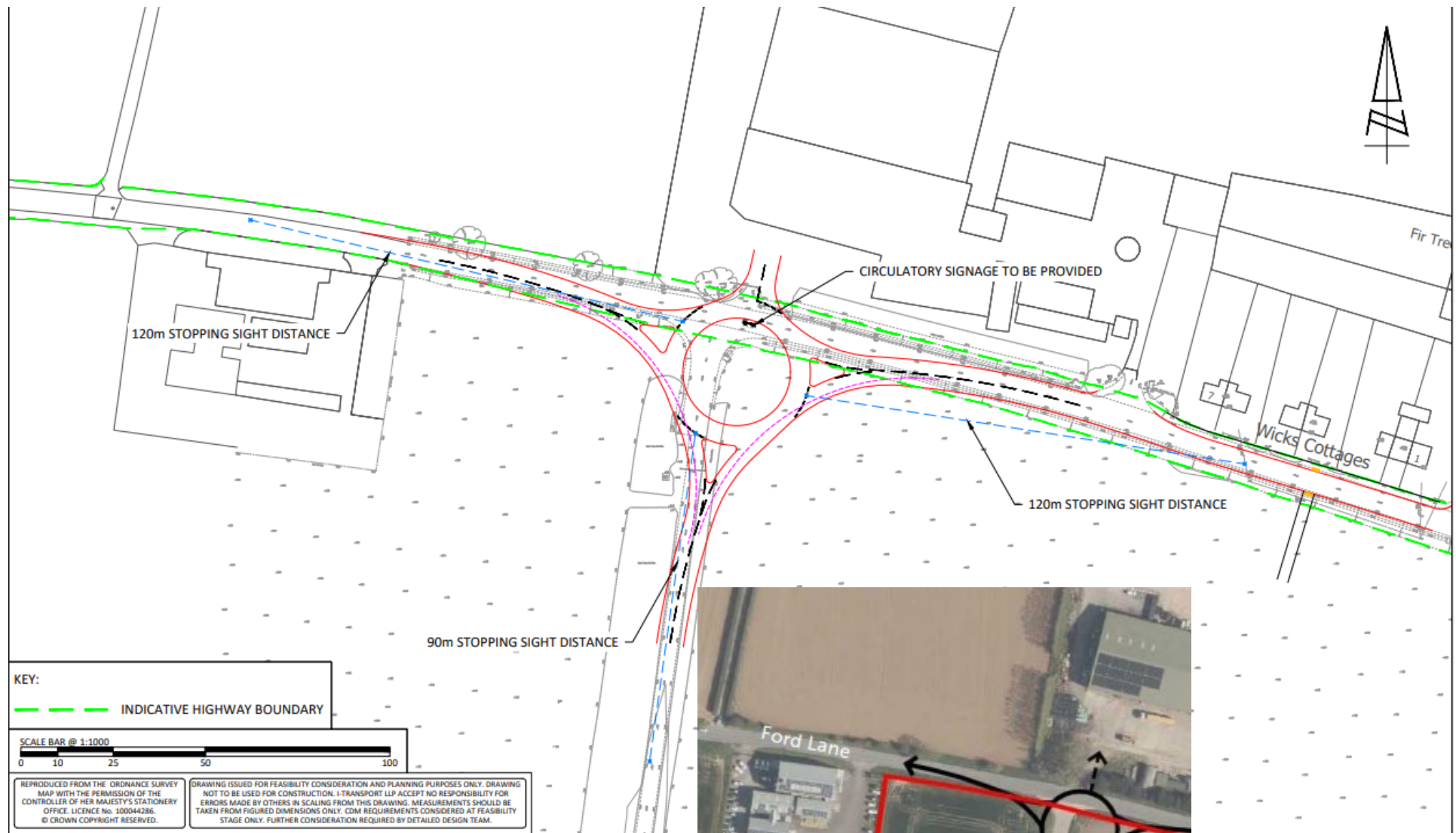


Constraints plan



## Access and Movement Parameter Plan

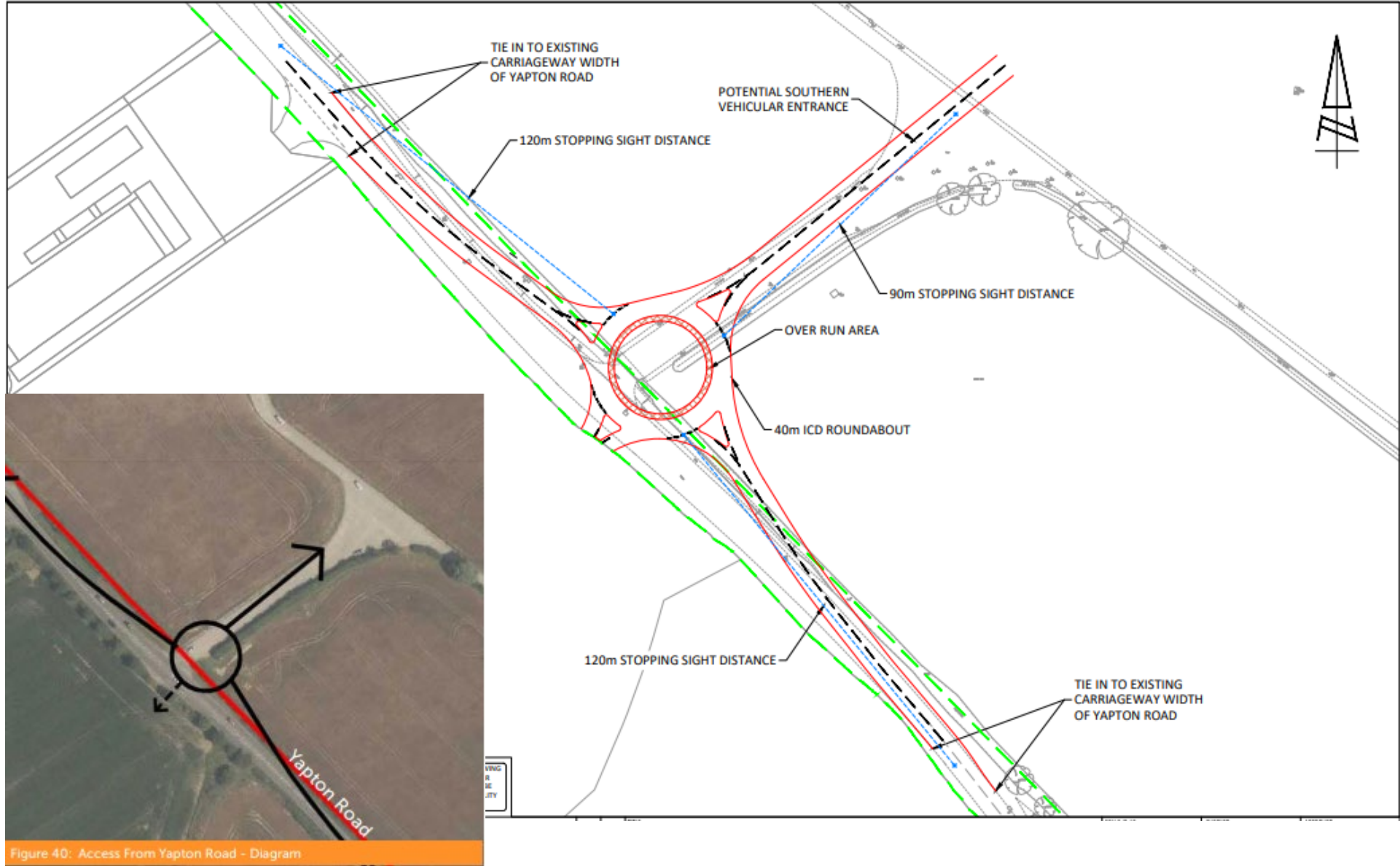




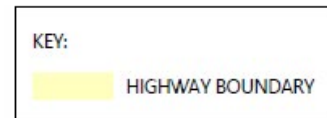
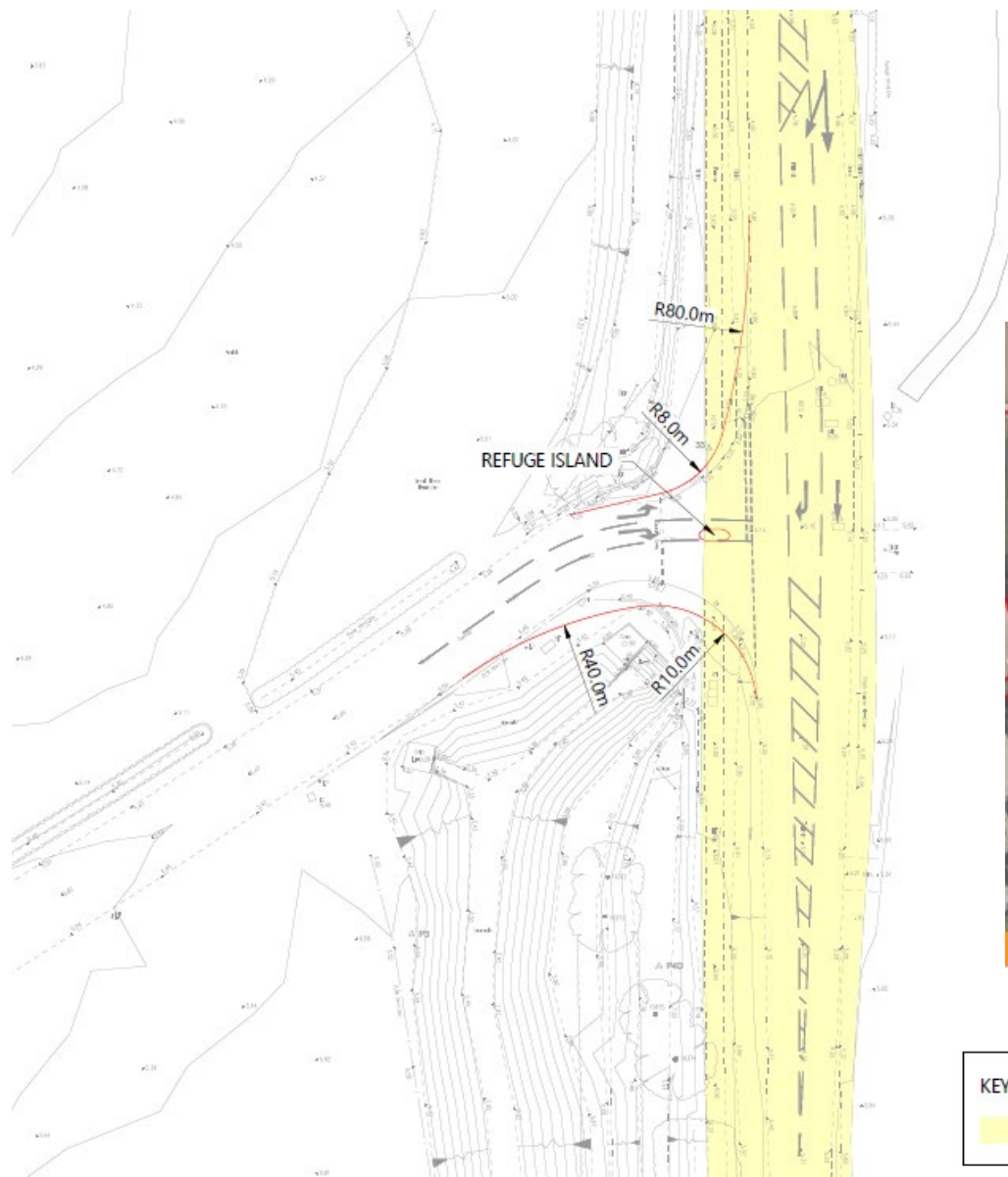
## Site Access – Ford Lane



Figure 38: Access from Ford Lane - Diagram

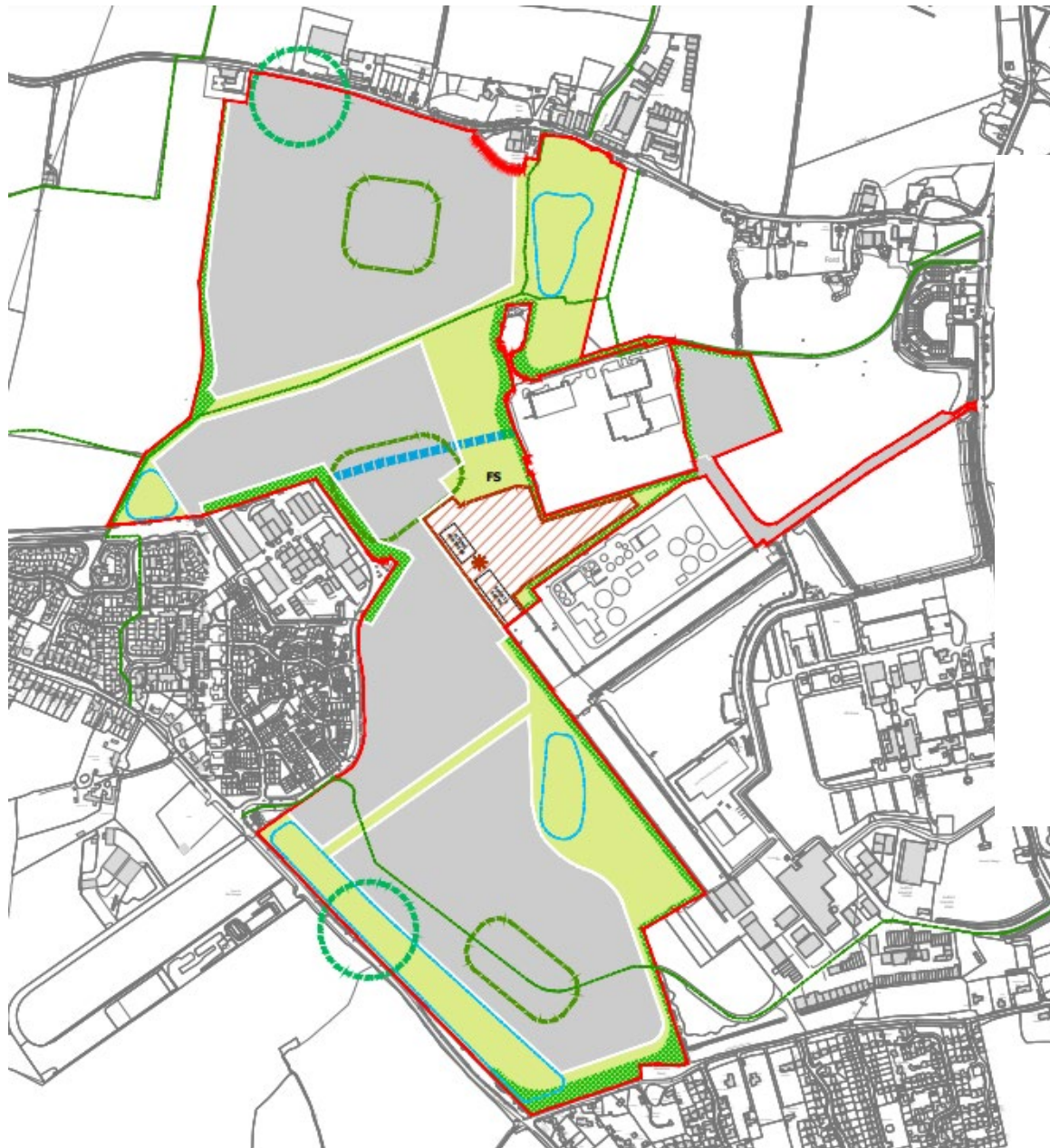


Site access – Yapton Road



Access to employment site from Ford Road

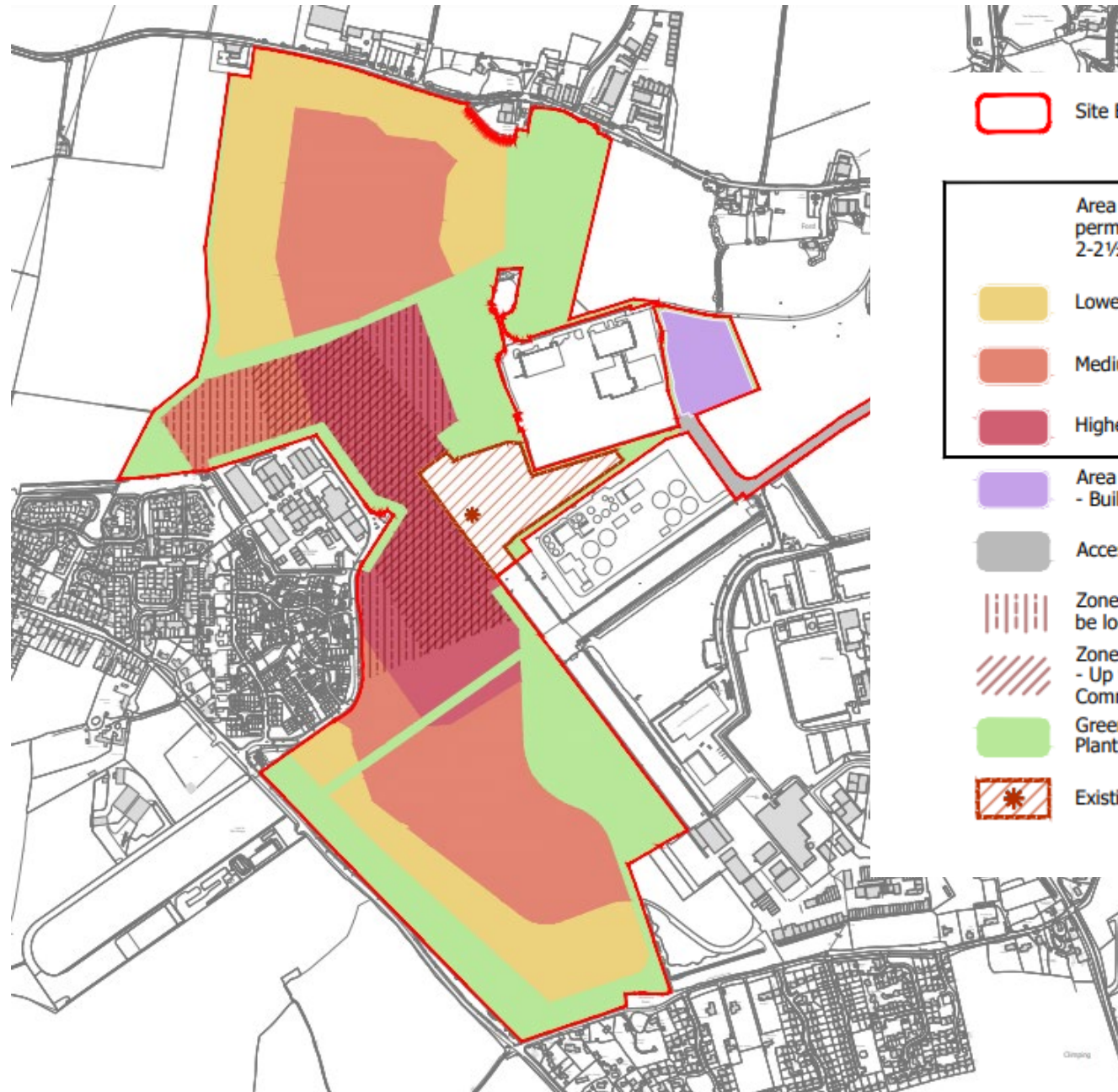




-  Site Boundary
-  Open Space including SuDS, Allotments and Formal Sports - Net Open Space provision to be minimum 14.85Ha
-  Buffer Planting (Excluded from Open Space Calculation)
-  Formal Sport Provision (Included in Open Space Calculation)
-  Area within which Attenuation is Permitted (The Net Area of Drainage is not included in the Open Space Calculation)
-  Retained Existing Public Footpath
-  Area within which a Neighbourhood Green is Permitted - Minimum 0.2Ha
-  Alignment of the Arundel to Chichester Canal to be reflected in the Development Layout
-  Existing Sports Arena / Flying Fortress
-  Green Gateway to the Development
-  Area within which Built Development is Permitted, also to Include Incidental Open Space, Drainage and Infrastructure


## Green and Blue Infrastructure Parameter Plan








 Site Boundary


Area within which Residential Development is permitted - 1,500 dwellings maximum, typically 2-2½ storey - 3 storey maximum:


 Lower Density: 20-35 dph


 Medium Density: 27.5-42.5 dph


 Higher Density: 35-50 dph

 Area within which Employment is Permitted  
- Building Height: up to 15m high

 Access to Employment

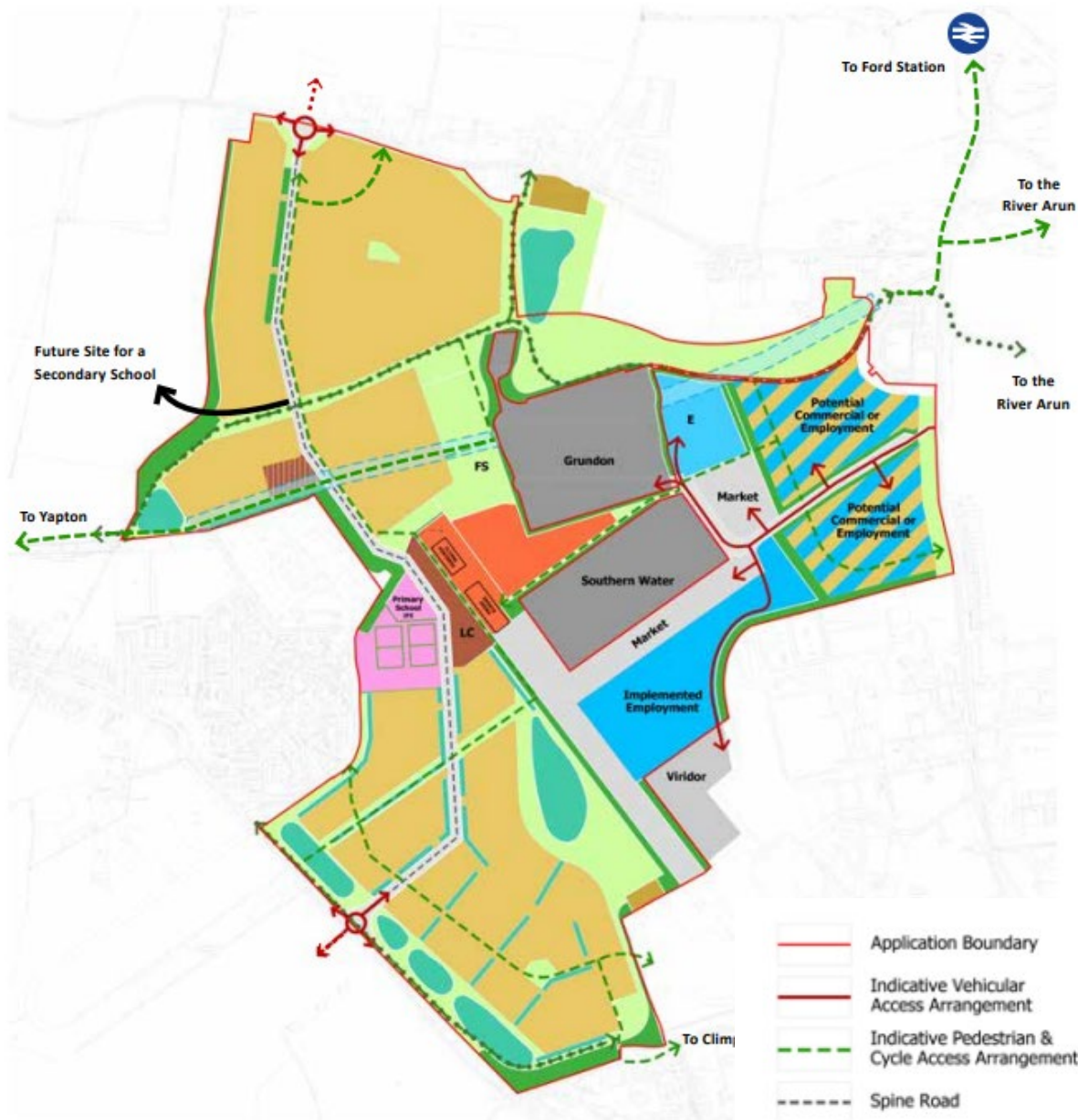
 Zone within which Primary School and Nursery must be located - up to 3 storey

 Zone within which Local Centre must be located.  
- Up to 4 Storey. Including Residential, Retail, Commercial, Leisure and Community Floorspace.

 Green & Blue Infrastructure including Open Space, Buffer Planting and SuDS

 Existing Sports Arena / Flying Fortress

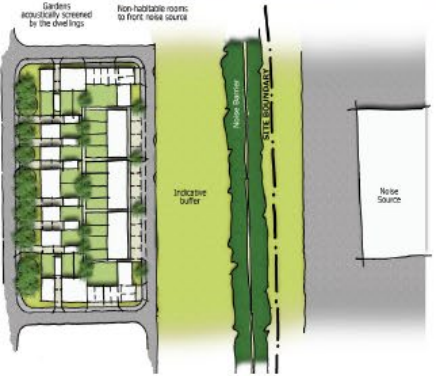
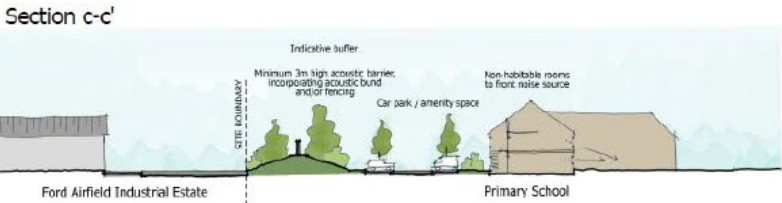
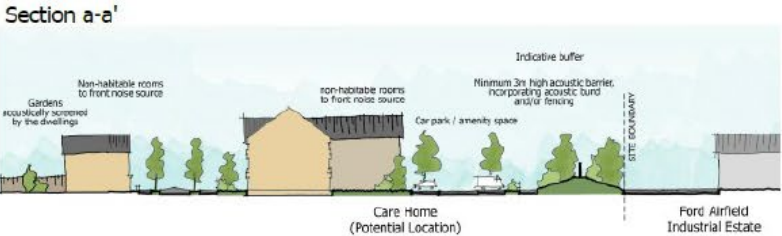
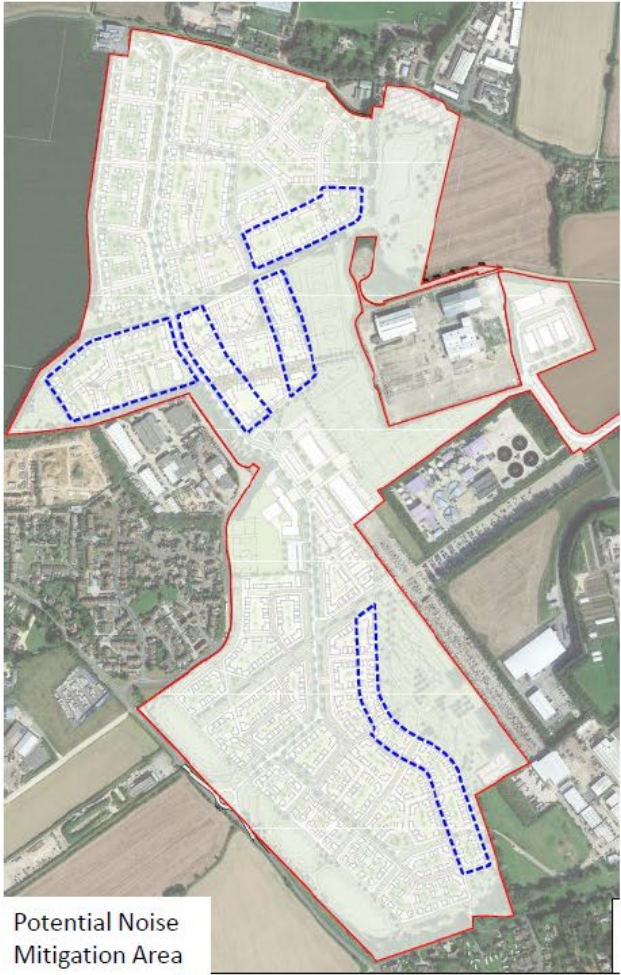
## Land Use and Density Parameter Plan



Indicative Framework Masterplan

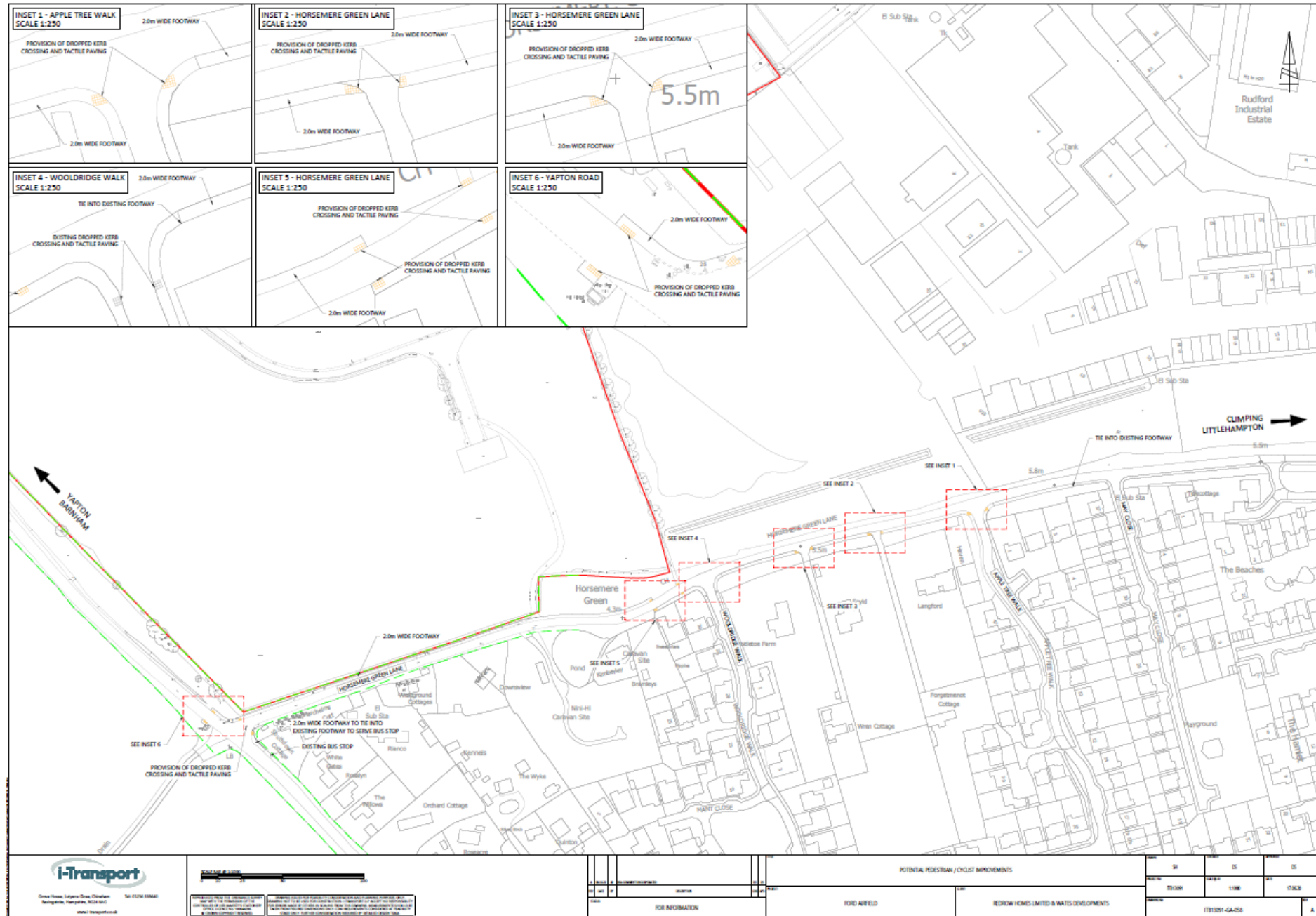
	Application Boundary		Potential Commercial / Employment		Care Home
	Indicative Vehicular Access Arrangement		Residential Area		Existing Water Facilities
	Indicative Pedestrian & Cycle Access Arrangement		Employment Use - Subject to Implemented Planning Permission		Market Area
	Spine Road		Local Centre		Attenuation
	Agricultural Access		Existing Flying Fortress & Sports Arena		Allotments
	Potential Equestrian Links		Formal Open Space		Former Canal Route
	Primary School and Playing Pitches		Buffer Planting		





- Advanced s106 with c. £31m contributions toward:
  - Transport improvements
  - Secondary & Tertiary Education
  - Local services
  - 3G Pitch
  - Healthcare
  - Affordable housing (30%; 450 homes)
  - Delivery of community facilities / infrastructure: community hub / hall, sports, open space, primary school, nursery, library, employment
  - Provision for Community Land Trust
- Focus on “placemaking”: Design Guide, Phasing Strategy and Reserved Matters submissions

S106 contributions

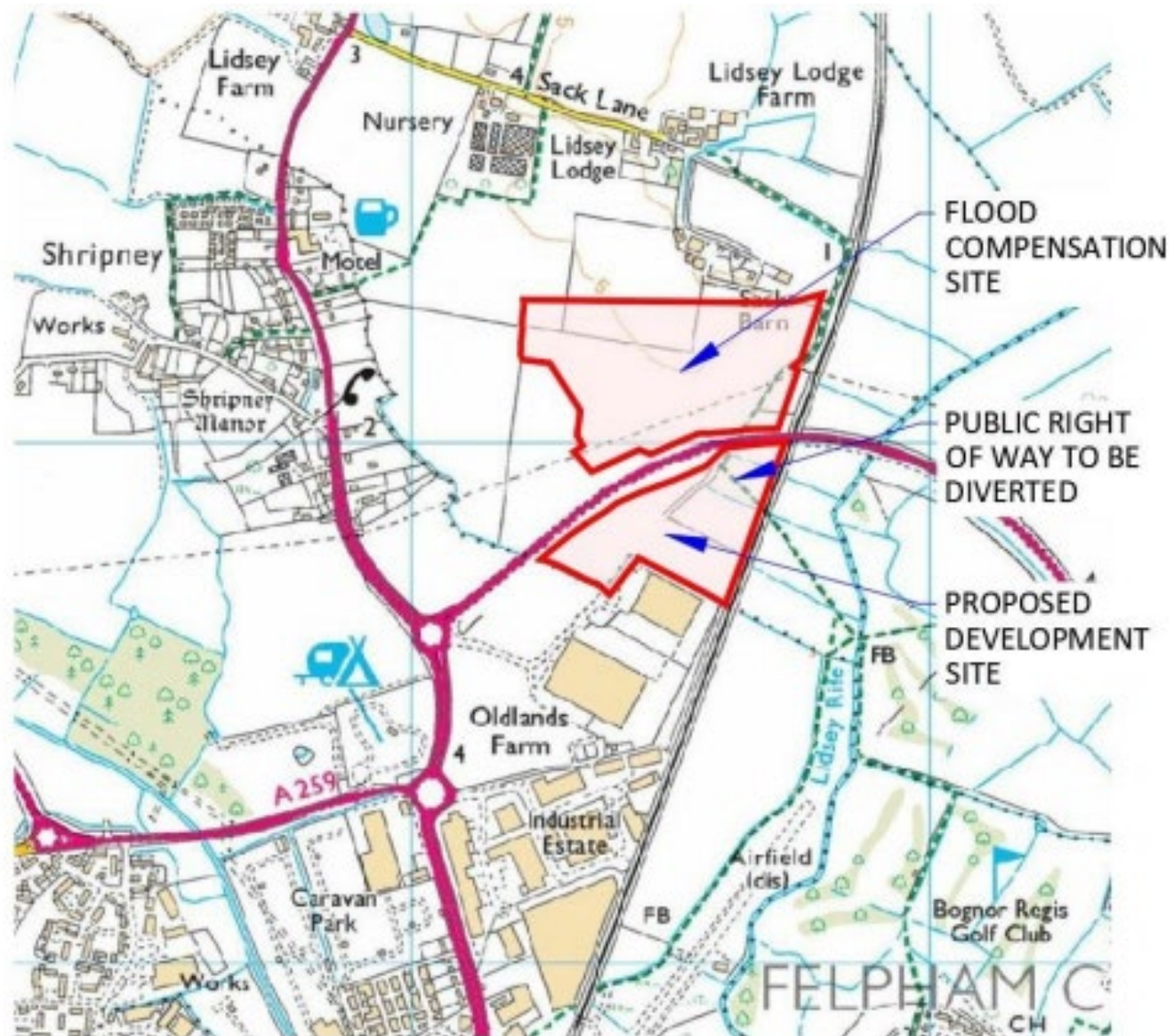


# AL/87/21/PL

Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

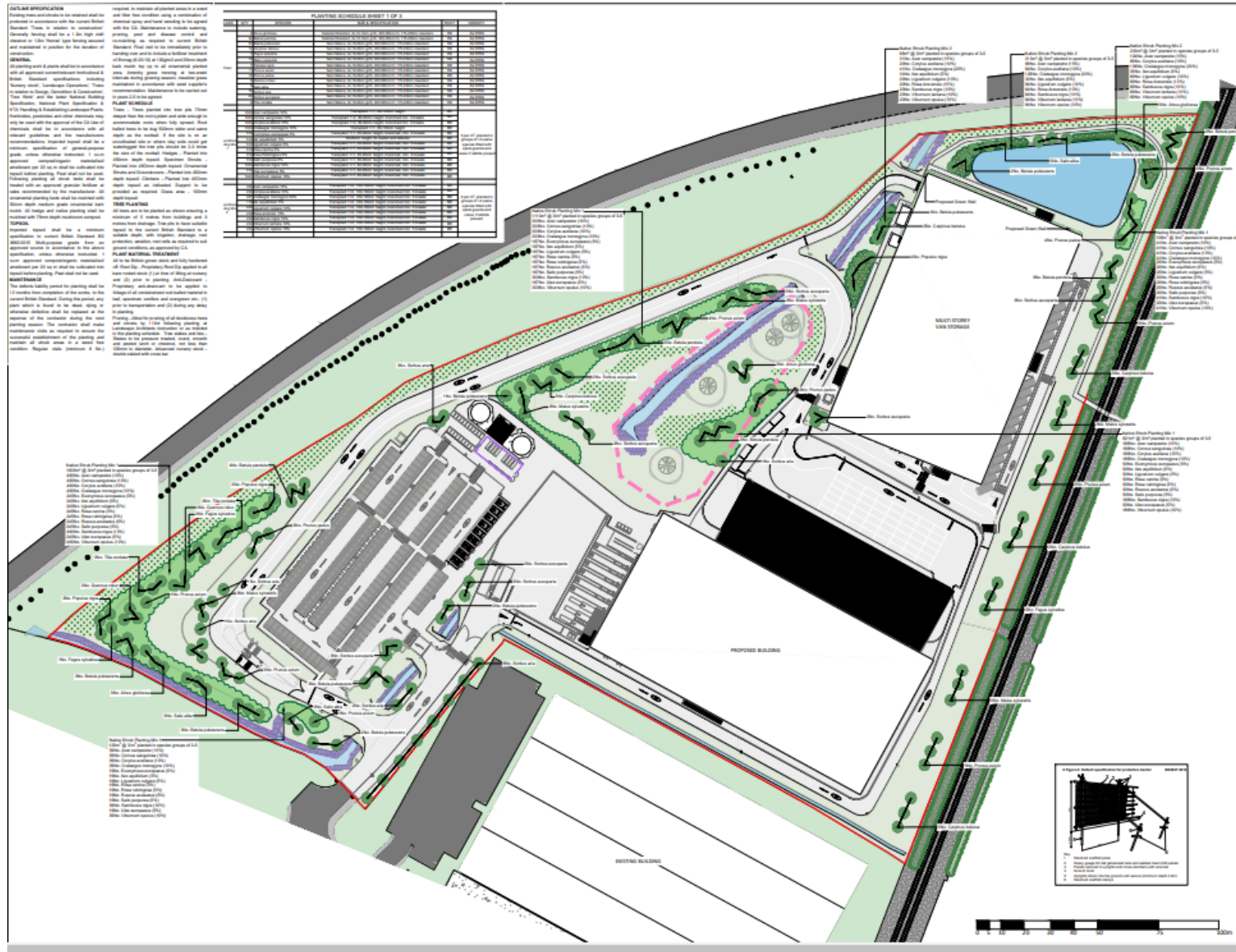
**Oldlands Farm, Newlands Road**



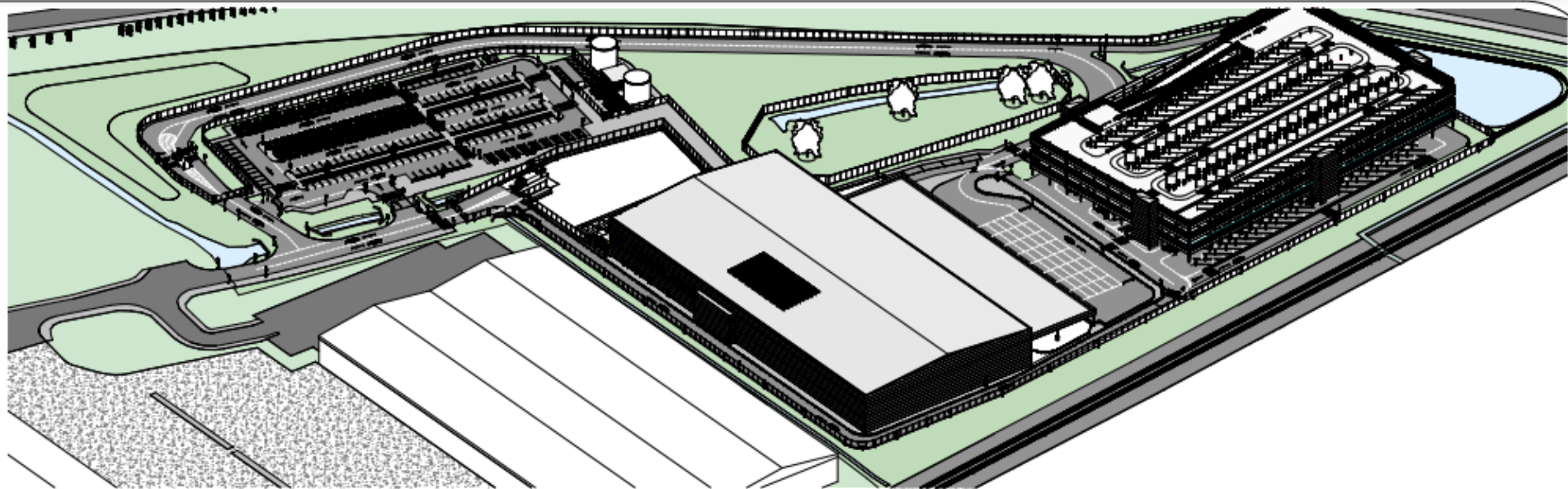


Site Location Plan

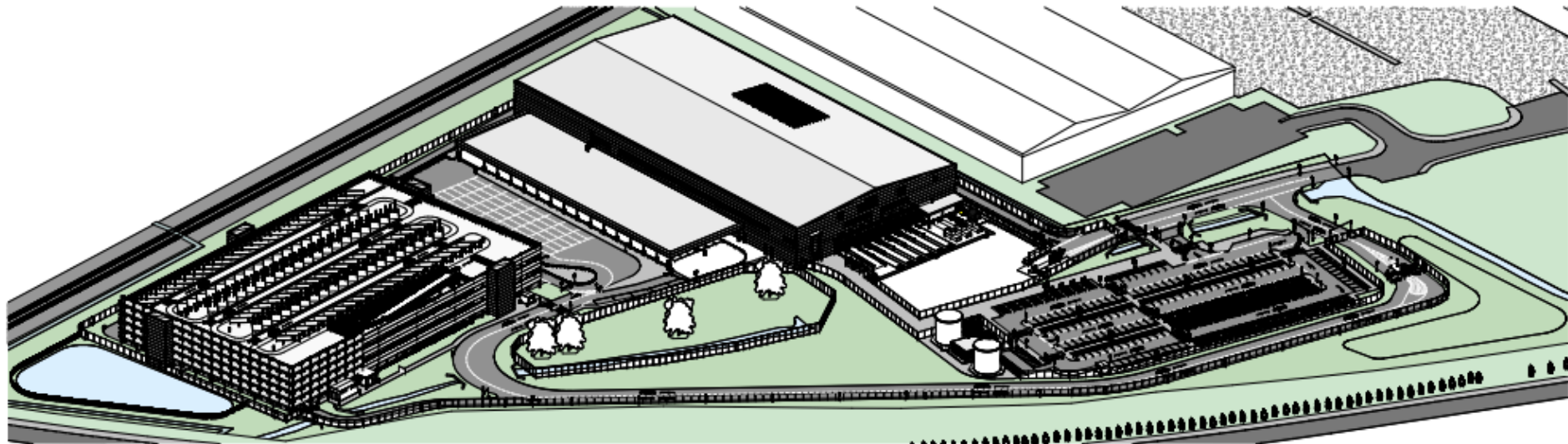




## Landscape Planting Plan



3D VIEW 1



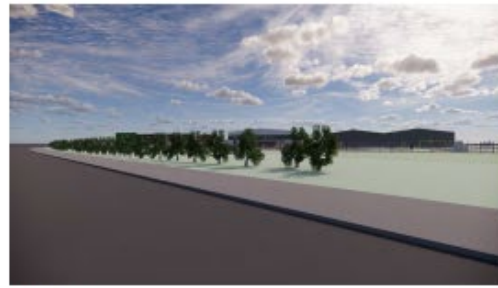
3D VIEW 2

## 3D Views

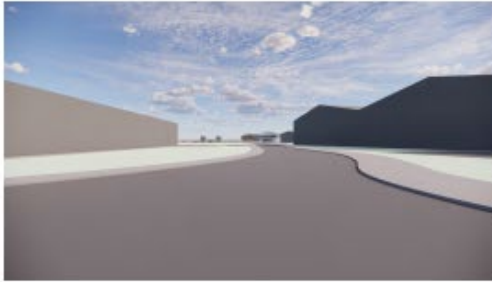




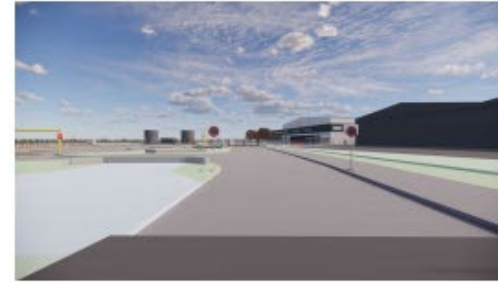
Streetview 1



Streetview 2



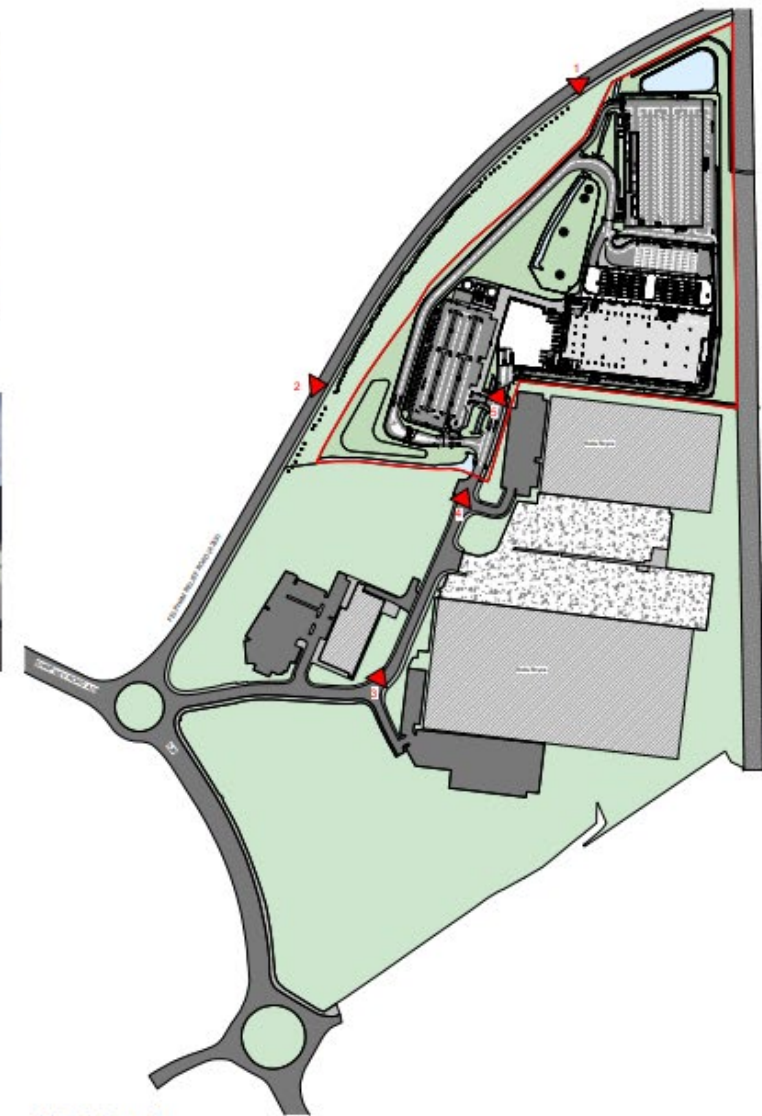
Streetview 3



Streetview 4

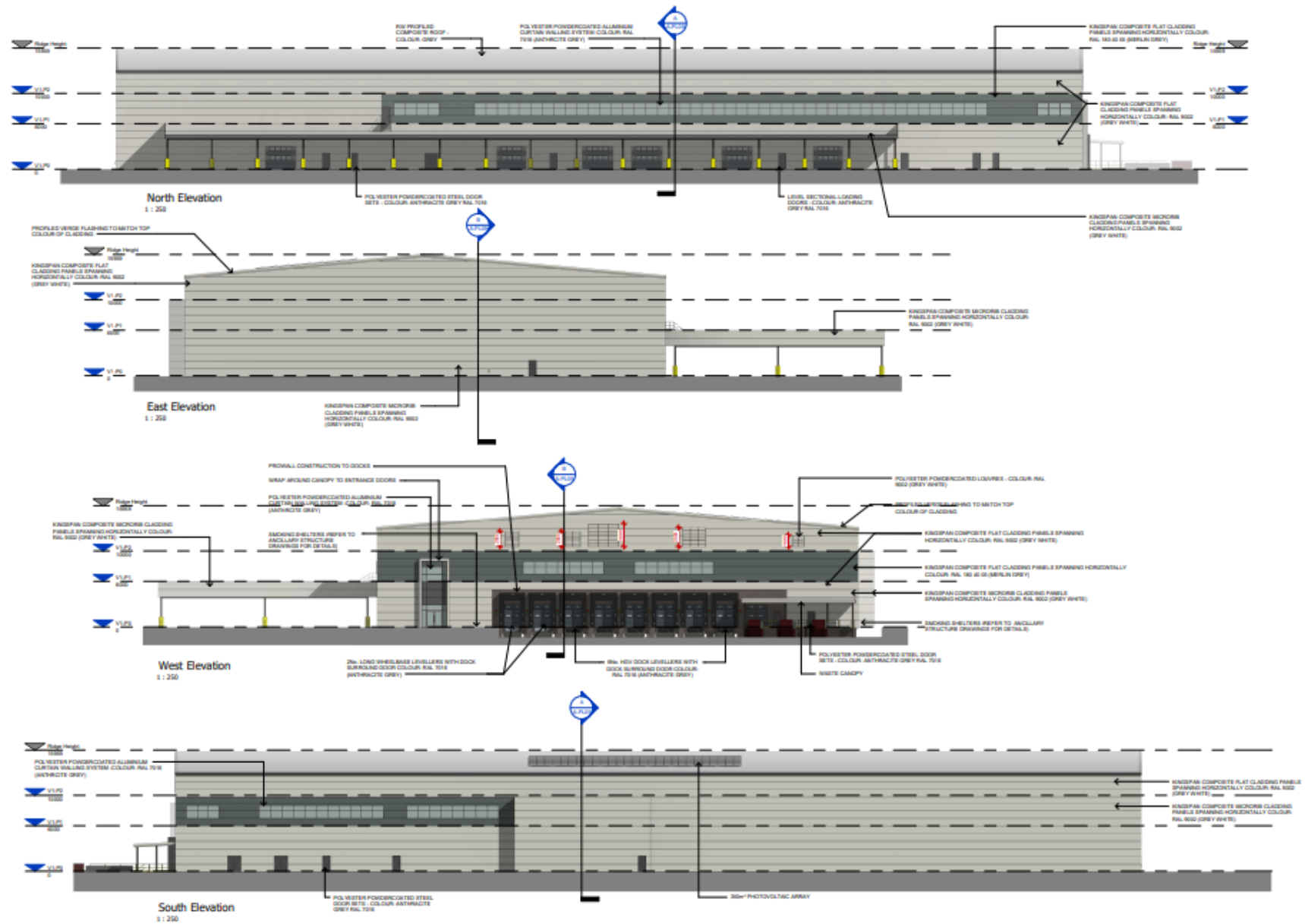


Streetview 5

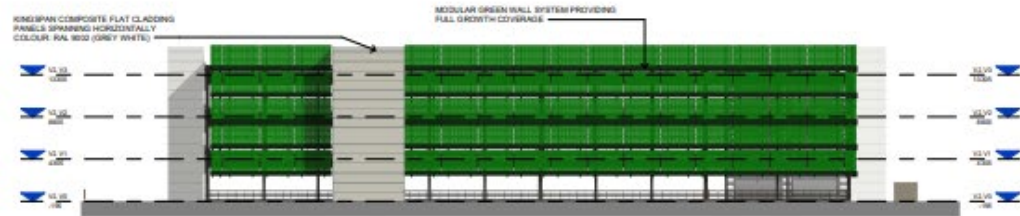


3D View Reference Plan  
21/2020

3D streetviews



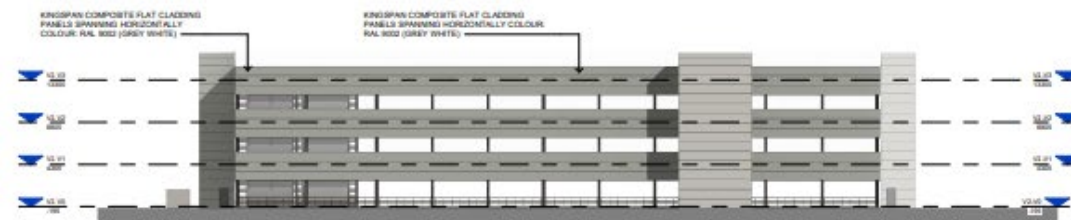
Warehouse elevations



North Elevation  
1 : 250



East Elevation  
1 : 250



South Elevation  
1 : 250



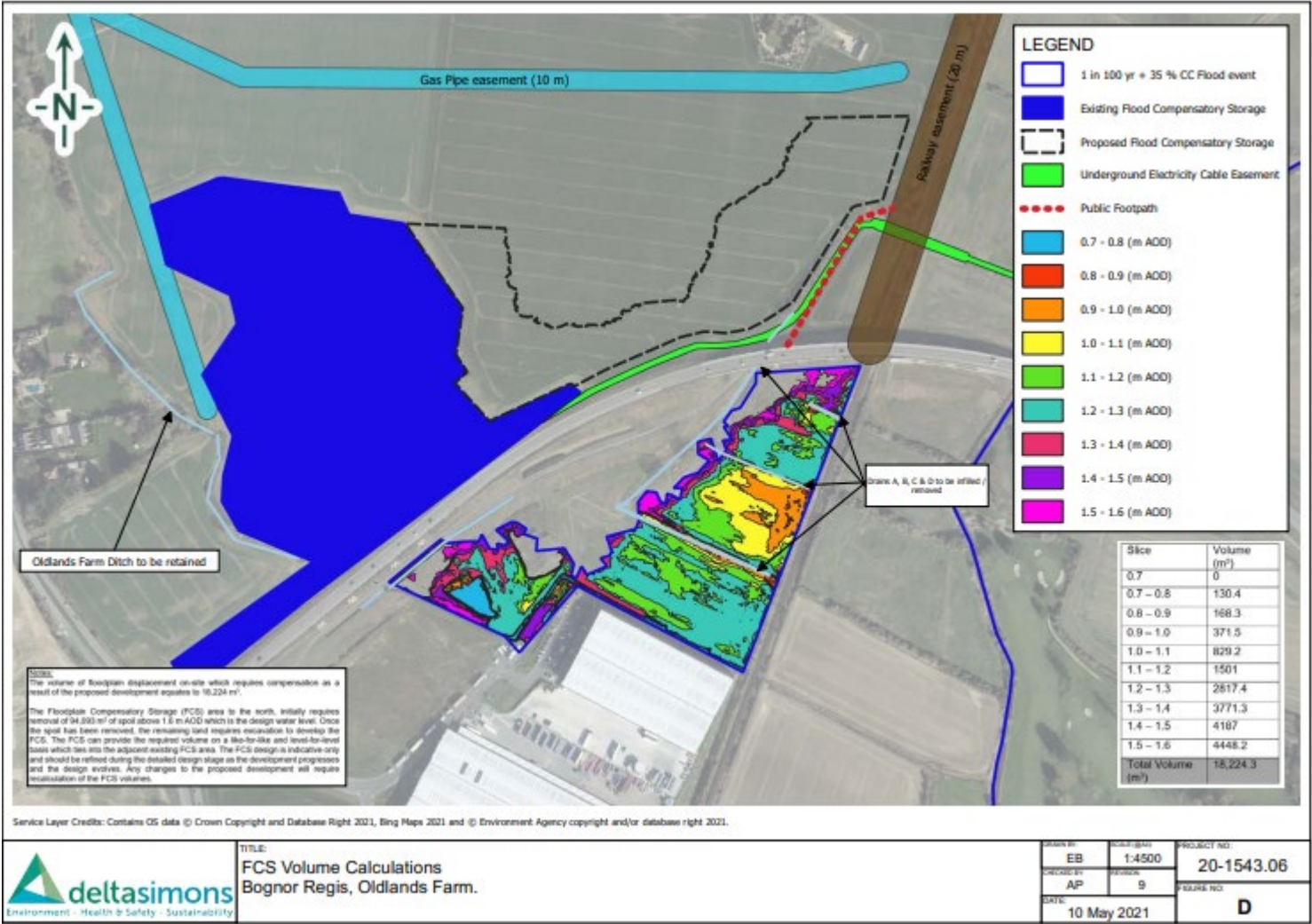
West Elevation  
1 : 250



Example Images for Modular Green Walls (Final Product TBA)

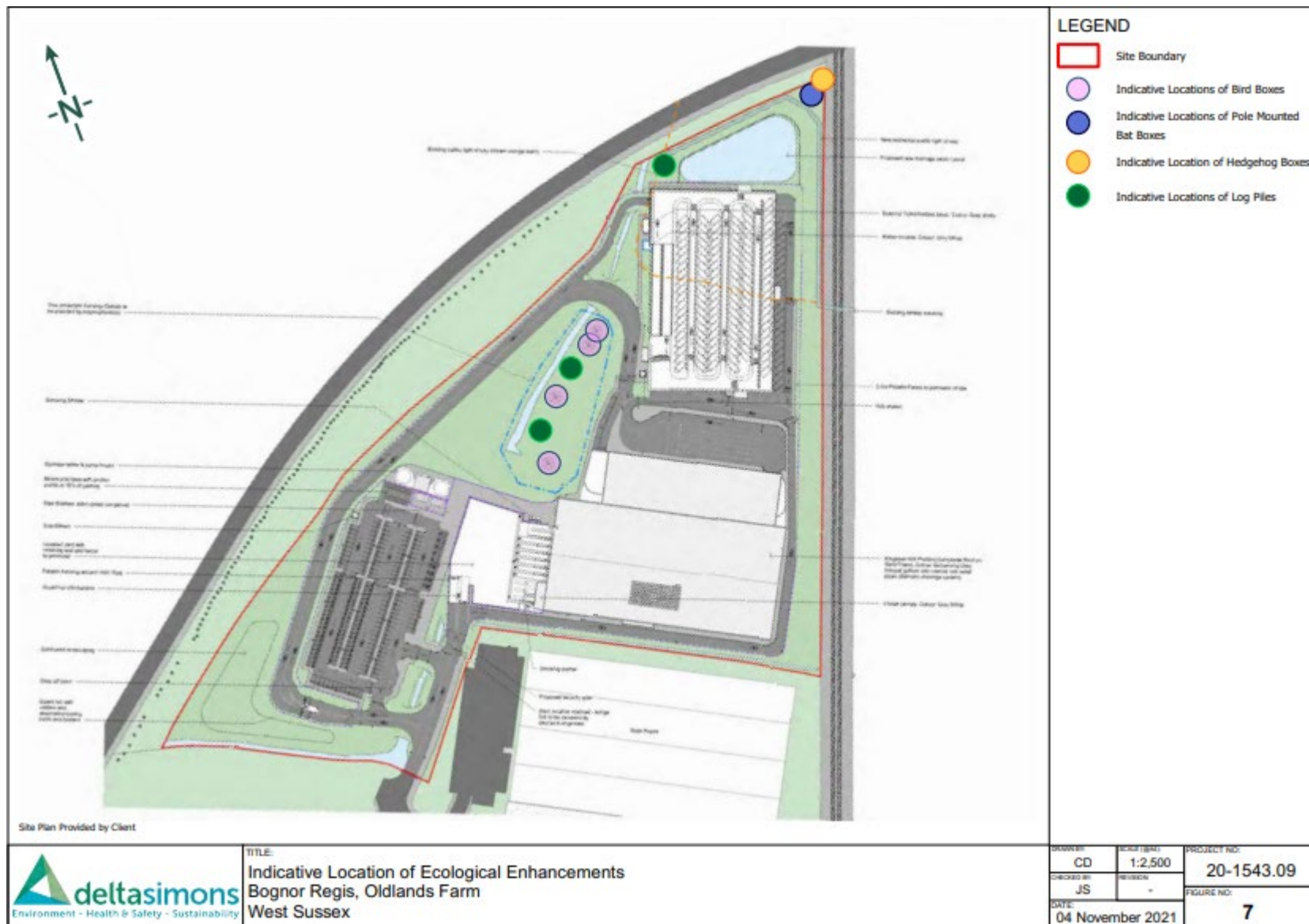
Van Deck Elevations





Flood Compensation Storage Area





## Ecological Enhancements location



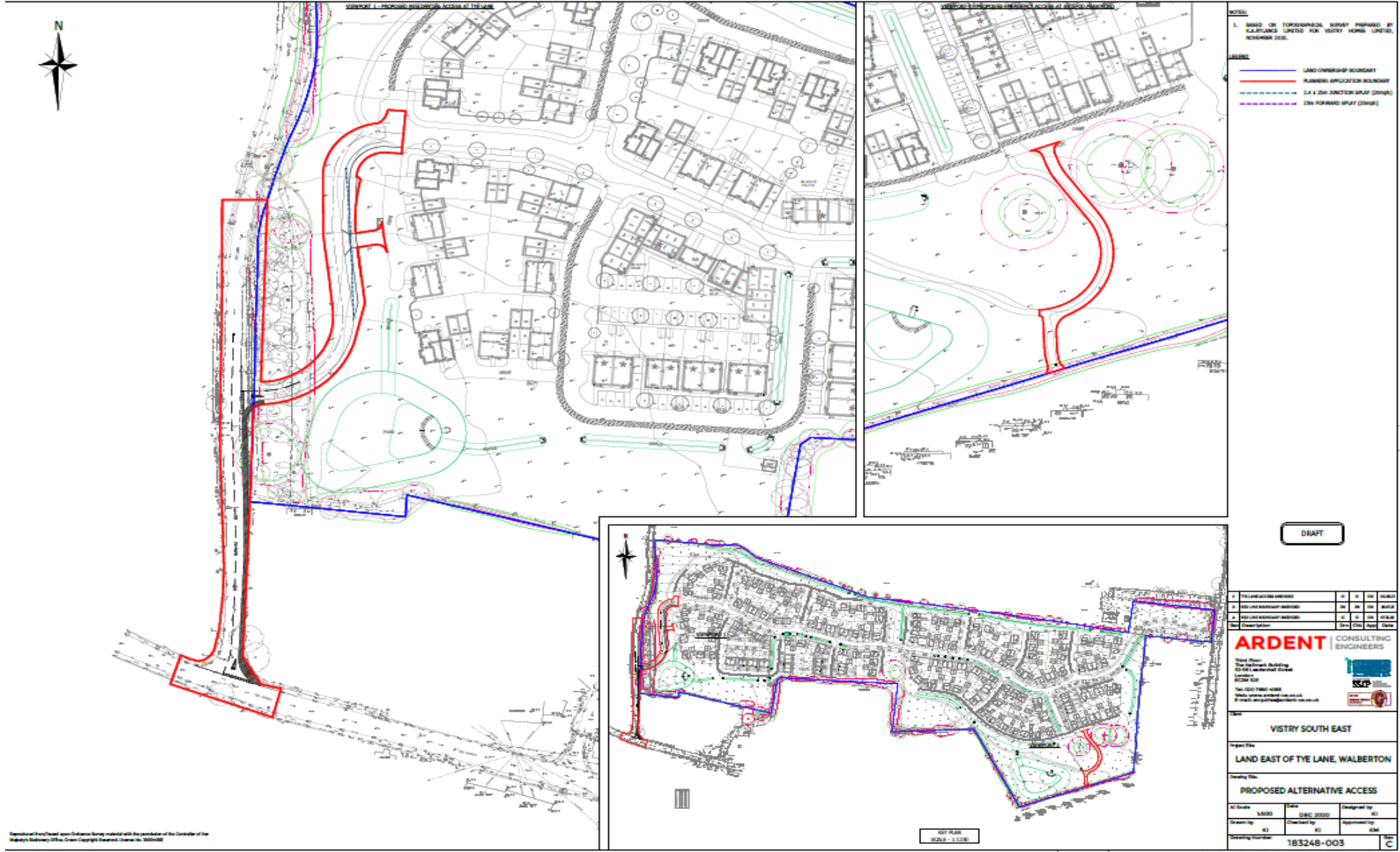
# WA/63/21/PL

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**





**PARISH COUNCIL PHOTO: TYE LANE - POST INDICATES EDGE OF PROPOSED PAVEMENT.**



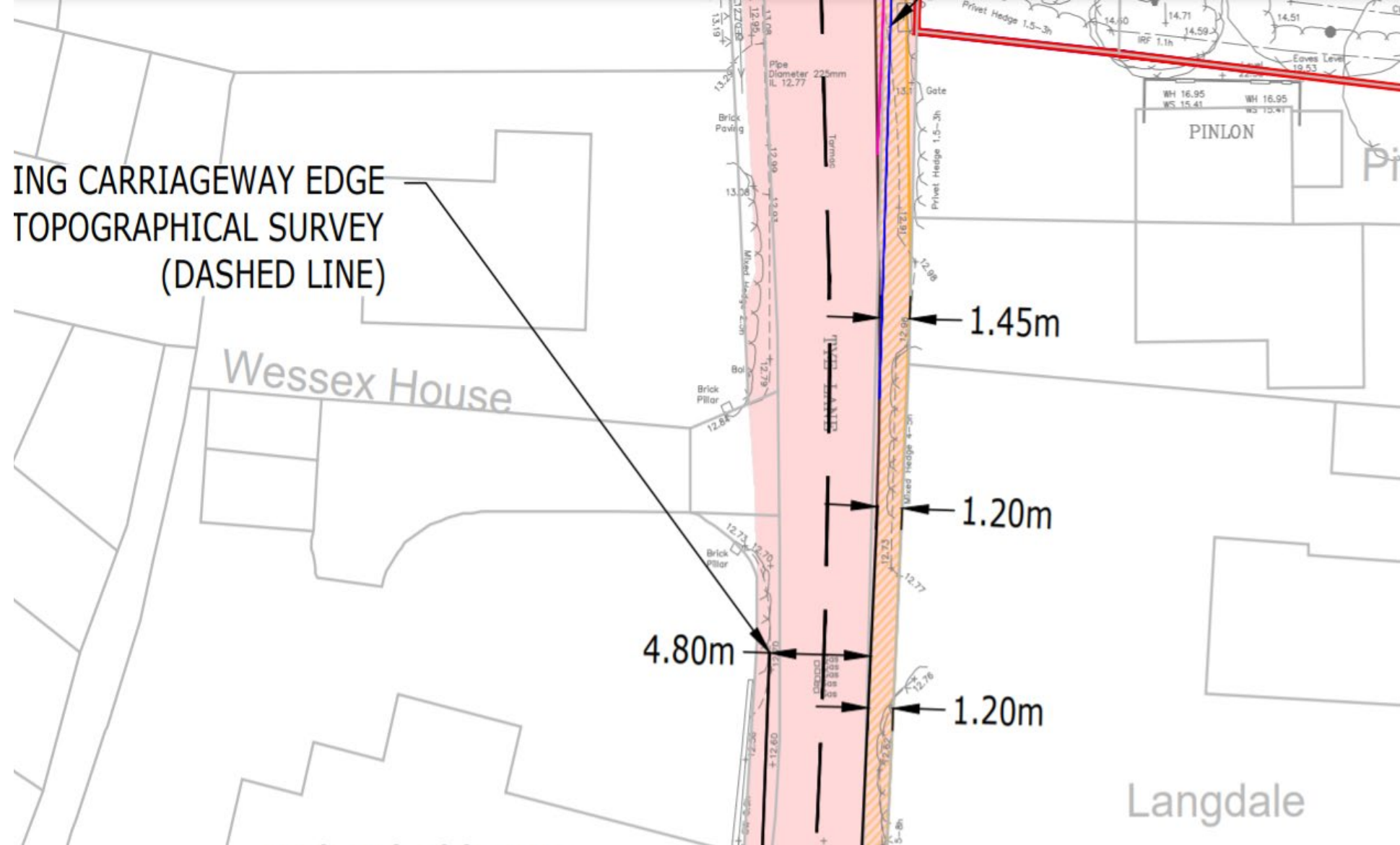


Photo appears to have been taken where the carriageway gets widened (and vegetation would be removed to the back of highway land)





**ENTRANCE  
TO  
AVISFORD  
PARK  
ROAD**





**VIEW  
LOOKING  
EAST ALONG  
AVISFORD  
PARK ROAD**



## A27 / TYE LANE JUNCTION IMPROVEMENTS





## LANDSCAPING PROPOSALS ALONG TYE LANE

# FG/163/21/PL

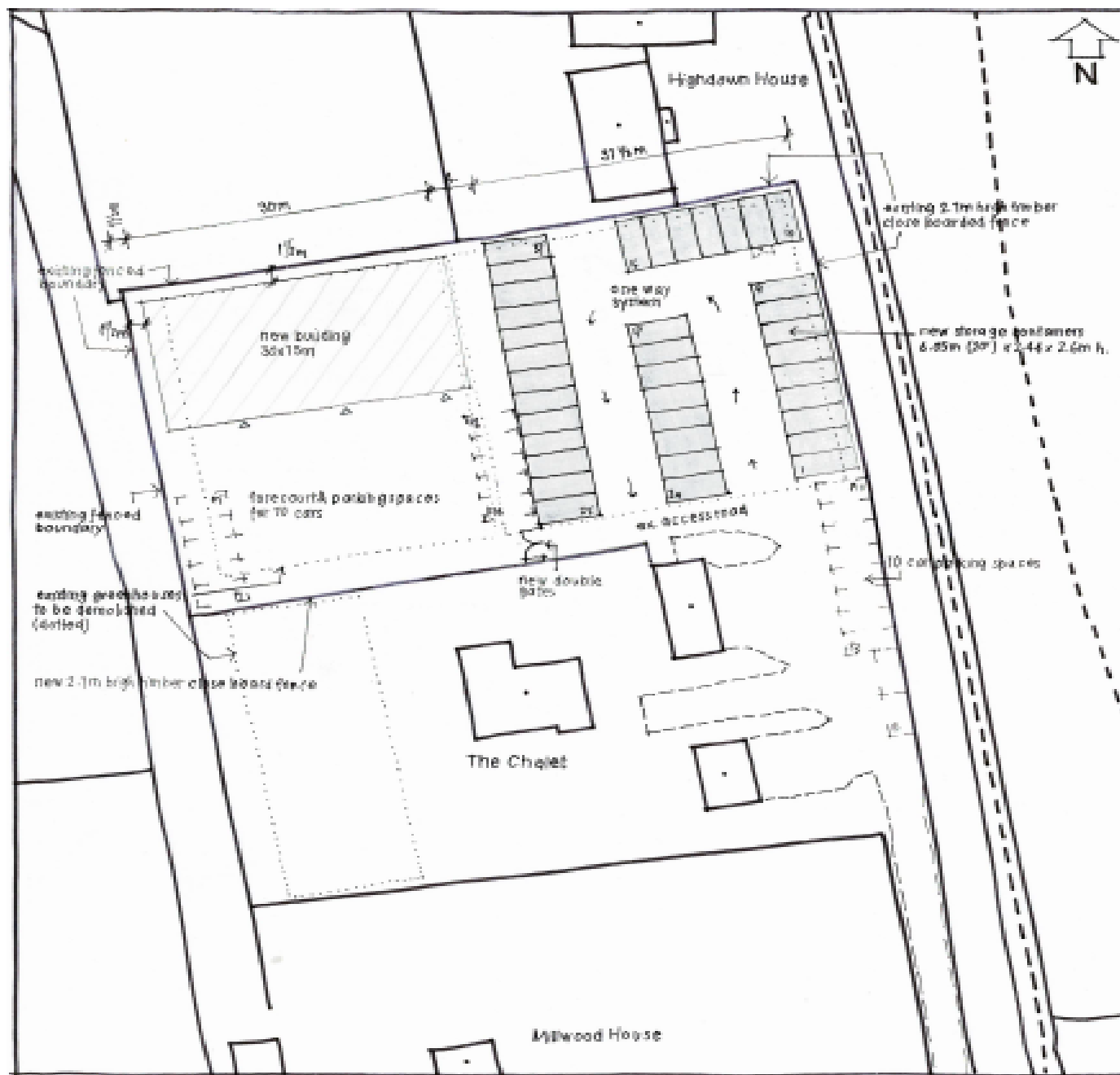
Development comprising of marine workshop & boatyard (Class E), martial arts gym (Class E) & storage container compound (Class B8) to replace former glasshouses. This site is a Departure from the Development Plan & is in CIL Zone 3 (Zero Rated) as other development.

**The Chalet, Littlehampton Road**

## Site location plan



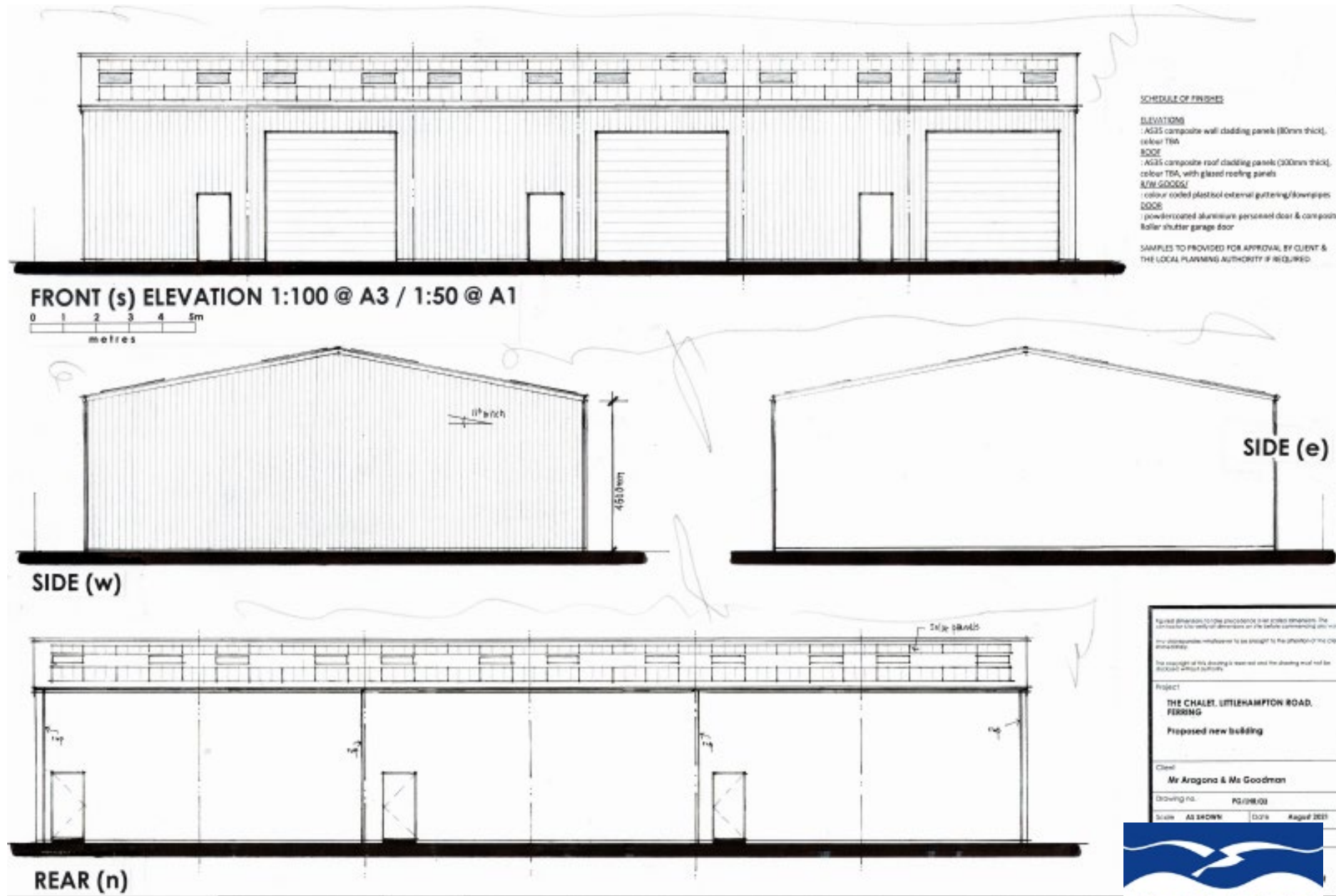




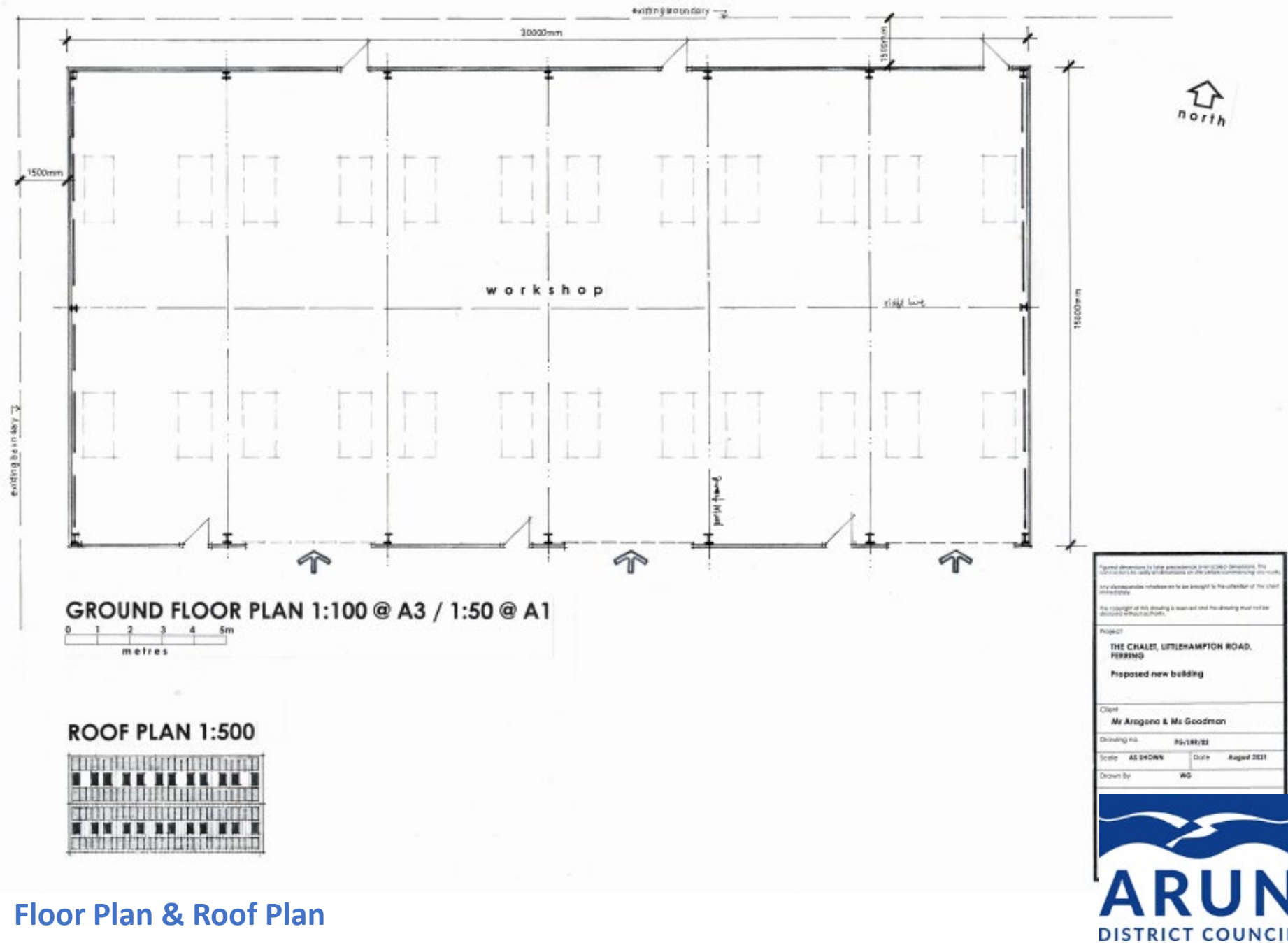
SITE PLAN 1:500 @ A3



## Layout Plan

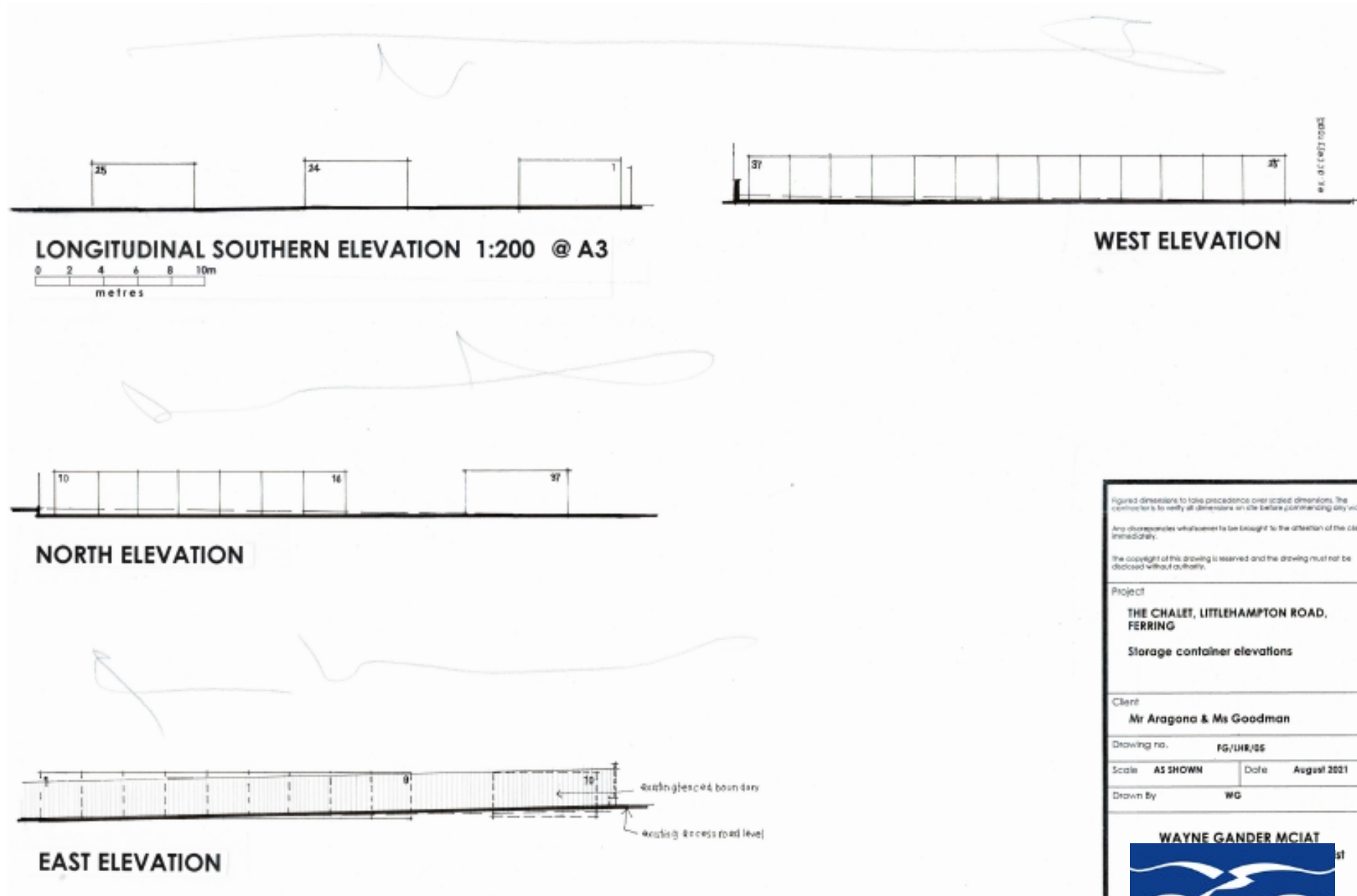


Building Elevations



Floor Plan & Roof Plan





Figured dimensions to take precedence over scaled dimensions. The contractor is to verify all dimensions on site before commencing any work.

Any discrepancies whatsoever to be brought to the attention of the client immediately.

The copyright of this drawing is reserved and the drawing must not be disclosed without authority.

Project

**THE CHALET, LITTLEHAMPTON ROAD, FERRING**

Storage container elevations

Client

**Mr Aragone & Ms Goodman**

Drawing no. **FG/LHR/25**

Scale **A3 SHOWN** Date **August 2021**

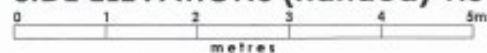
Drawn By **WG**

**WAYNE GANDER MCIAI**

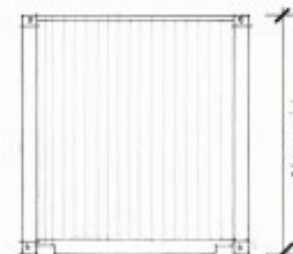
**ARUN**  
DISTRICT COUNCIL



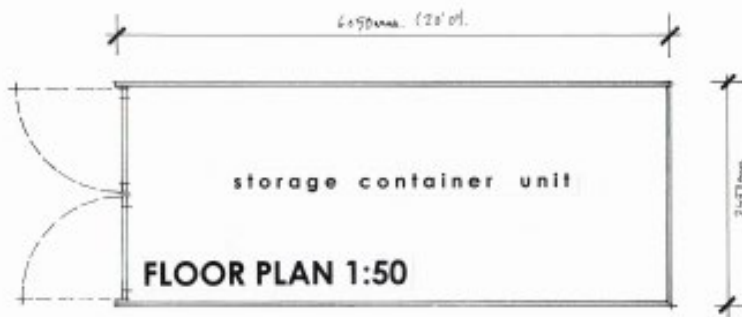
**SIDE ELEVATIONS (handed) 1:50 @ A3**



**FRONT**



**REAR**



**FLOOR PLAN 1:50**



**ROOF PLAN 1:50**

Figured dimensions to take precedence over scaled dimensions. The contractor is to verify all dimensions on site before commencing any work.

Any discrepancies whatsoever to be brought to the attention of the client immediately.

The copyright of this drawing is reserved and the drawing must not be altered without authority.

Project	
THE CHALET, LITTLEHAMPTON ROAD, FERRING	
Storage container units	
Client	
Mr Aragona & Ms Goodman	
Drawing no.	PG/UHR/04
Scale	A3 SHOWN
Date	August 2021
Drawn By	WFG
<b>WAYNE GANDER MCIAI</b> Chartered Architectural Technologist 98 Dunnington Lane WORthing West Sussex BN13 2RQ	





Aerial Photograph











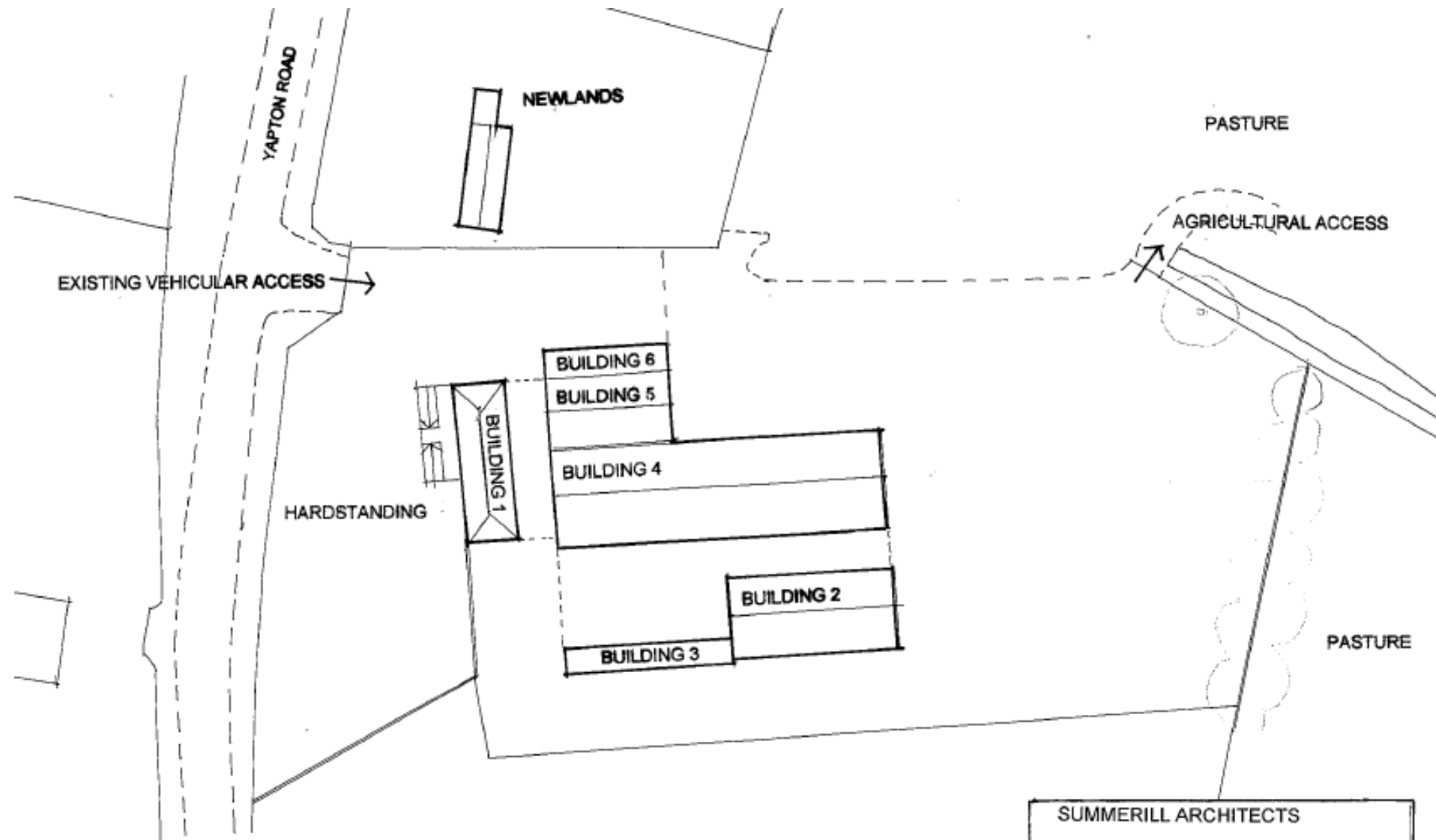
# M/99/21/PL

Change of use of existing farm shop and agricultural buildings to light industrial (Class E(g)) and storage and distribution use (Class B8). This site is in CIL zone 5 (Zero Rated) as other development.

**Guernsey Farm, Yapton Road**

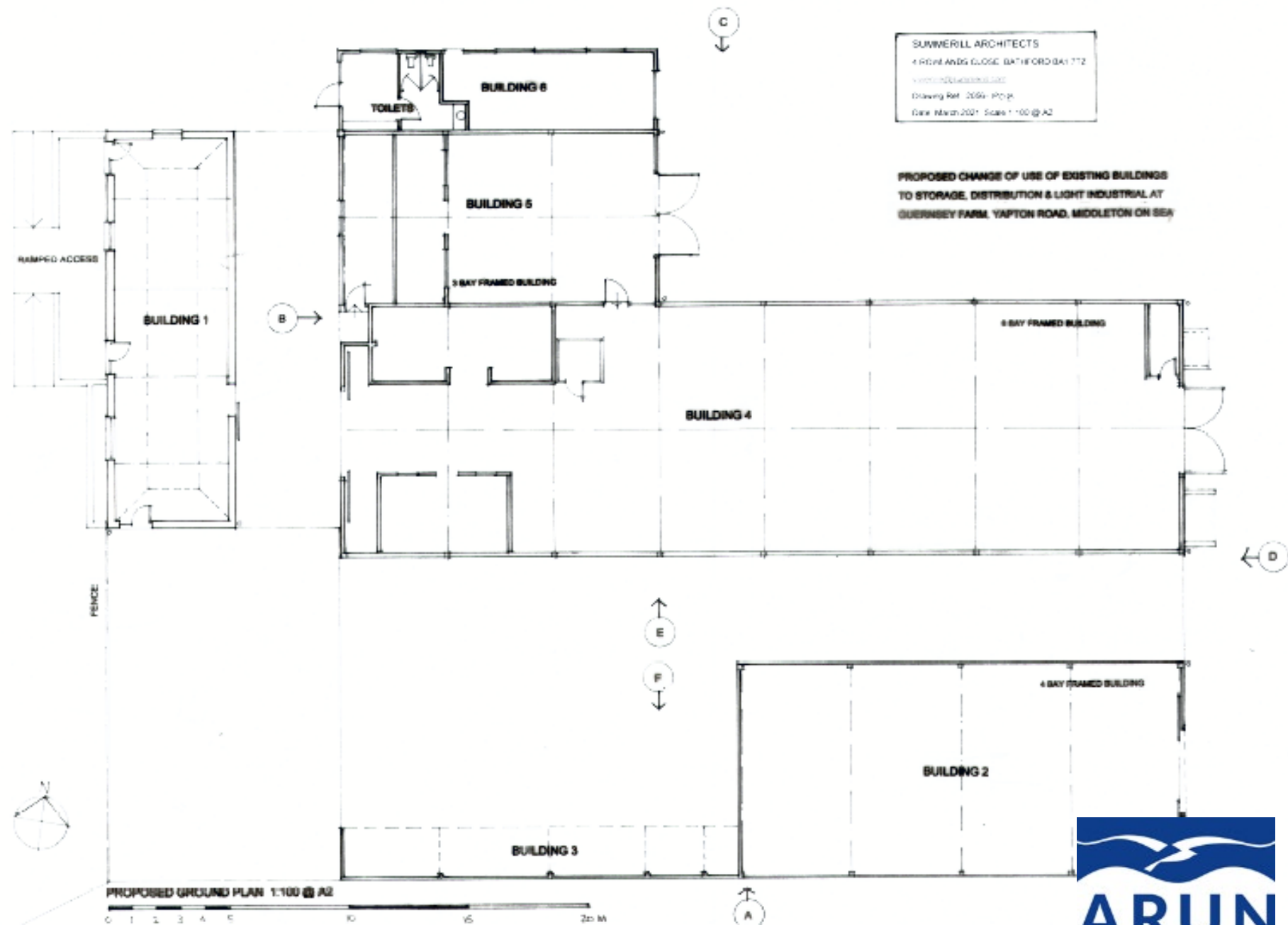


## Location Plan



Block Plan





Floor Plan



Google, March 2021









# BR/222/21/PL

Creation of 1 No 1 Bed & 1 No 2 bed Units to roof space of existing block with 2 No new car parking space and revised access provision. This site is in CIL Zone 4 (Zero Rated) as flats.

**Vincent House, 75 Highfield Road**

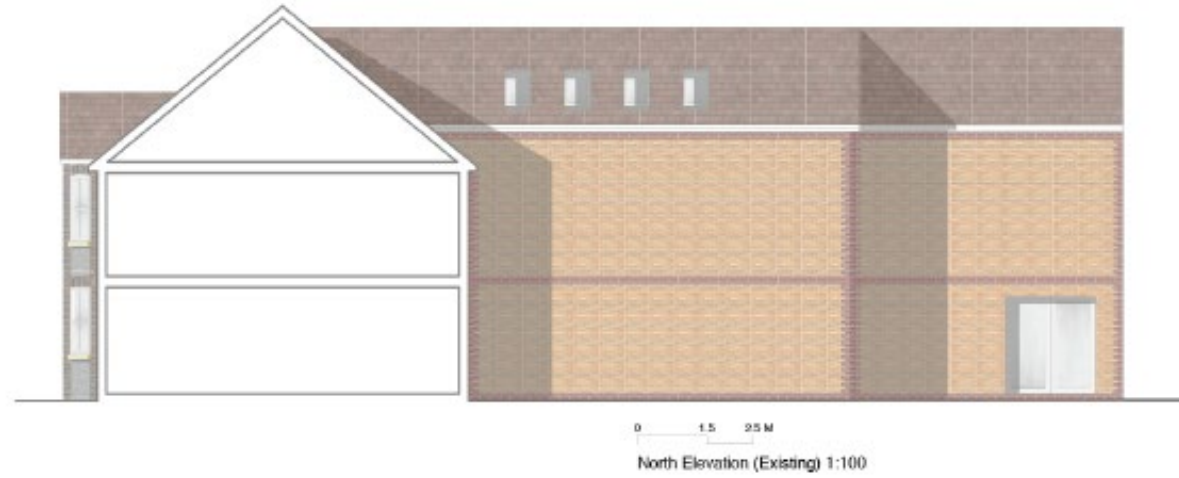






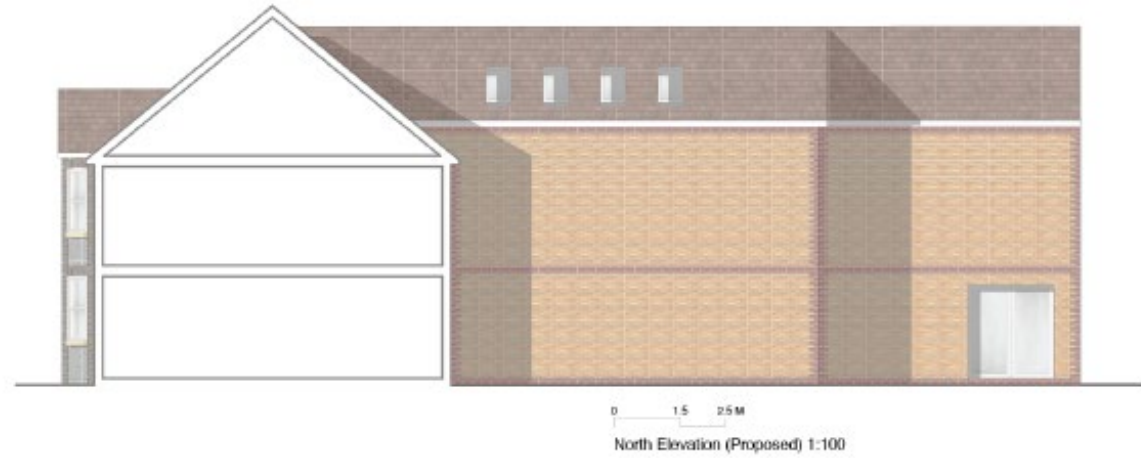
0 2.5 5.0 M

Site Plan (Proposed) 1:1200

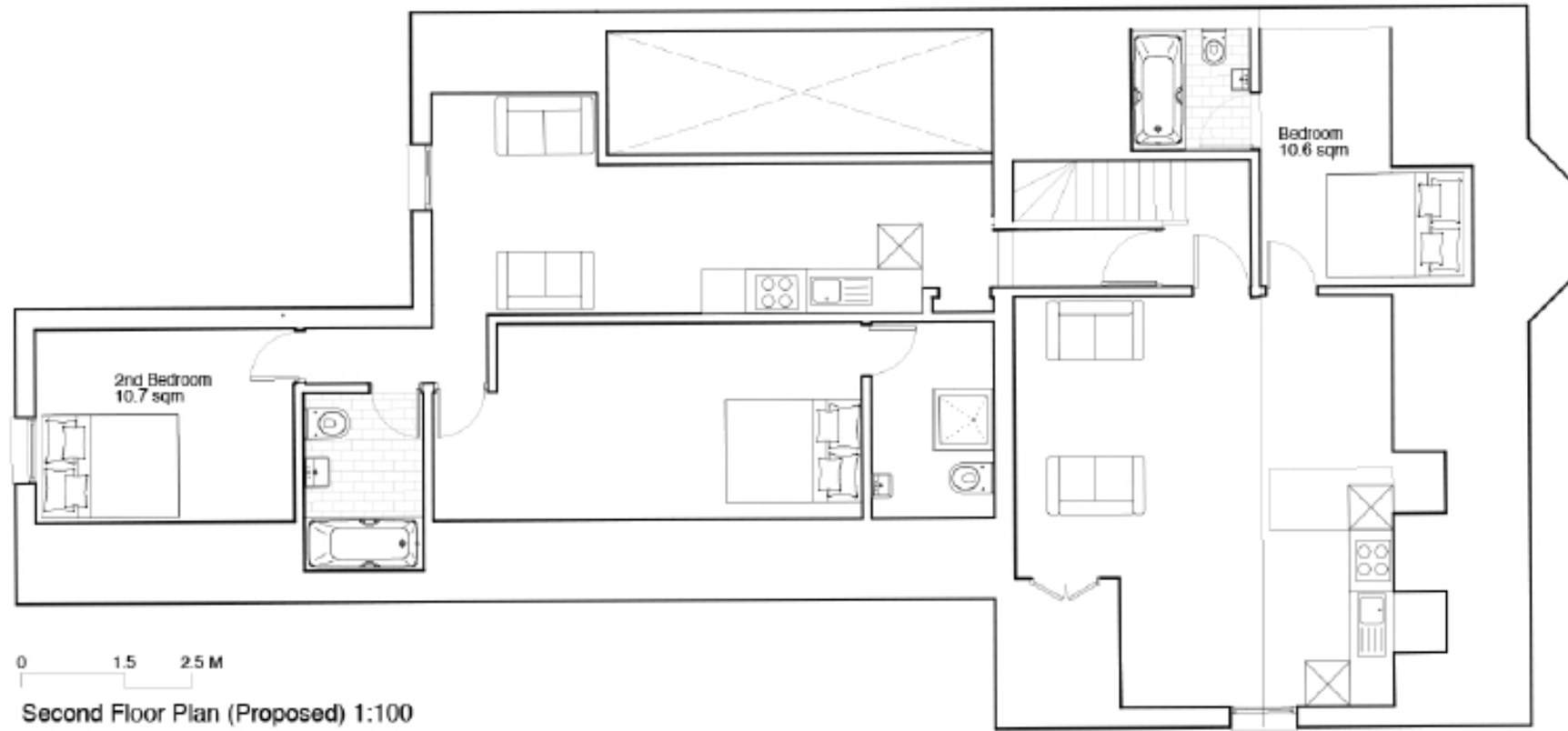


## Existing Elevations



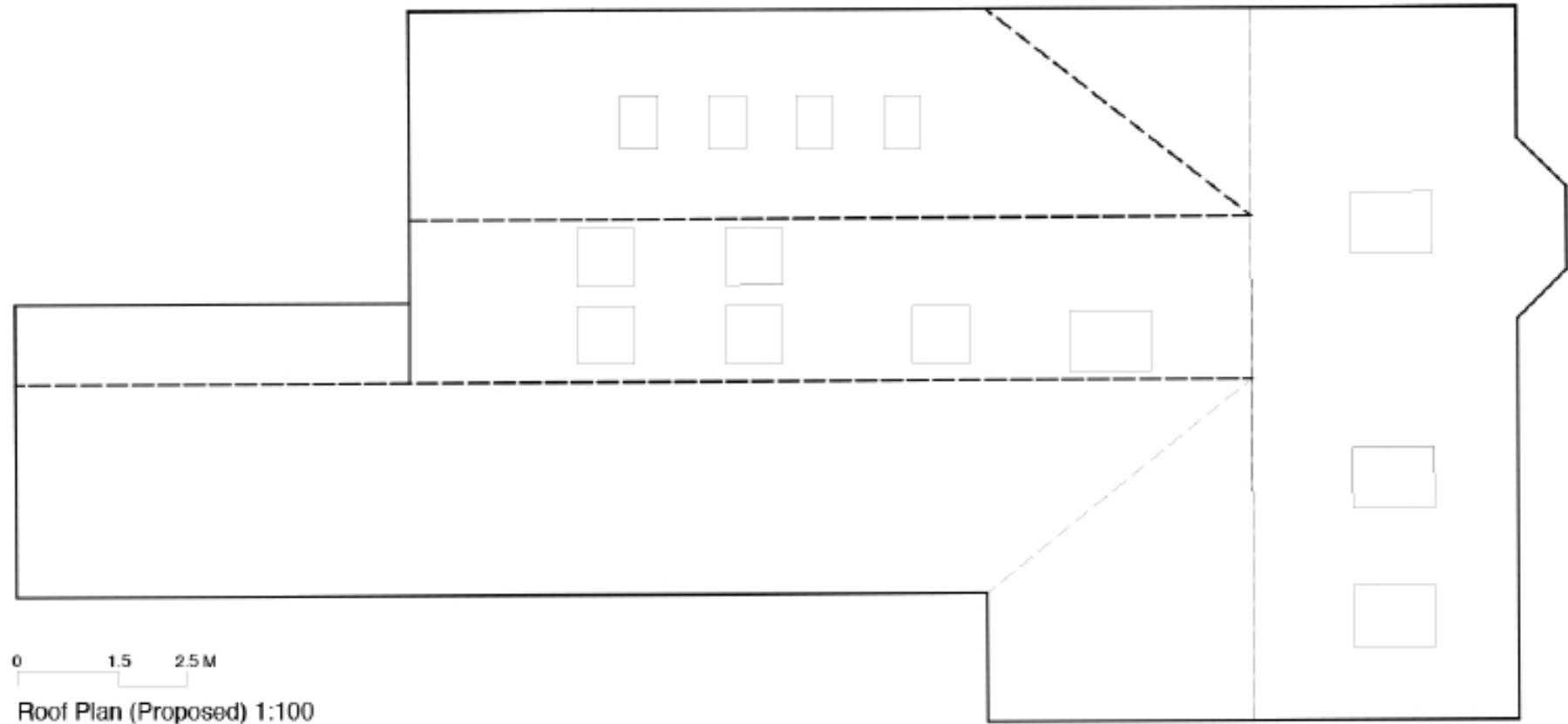


## Proposed Elevations



Proposed Second Floorplan





Proposed Roof Plan





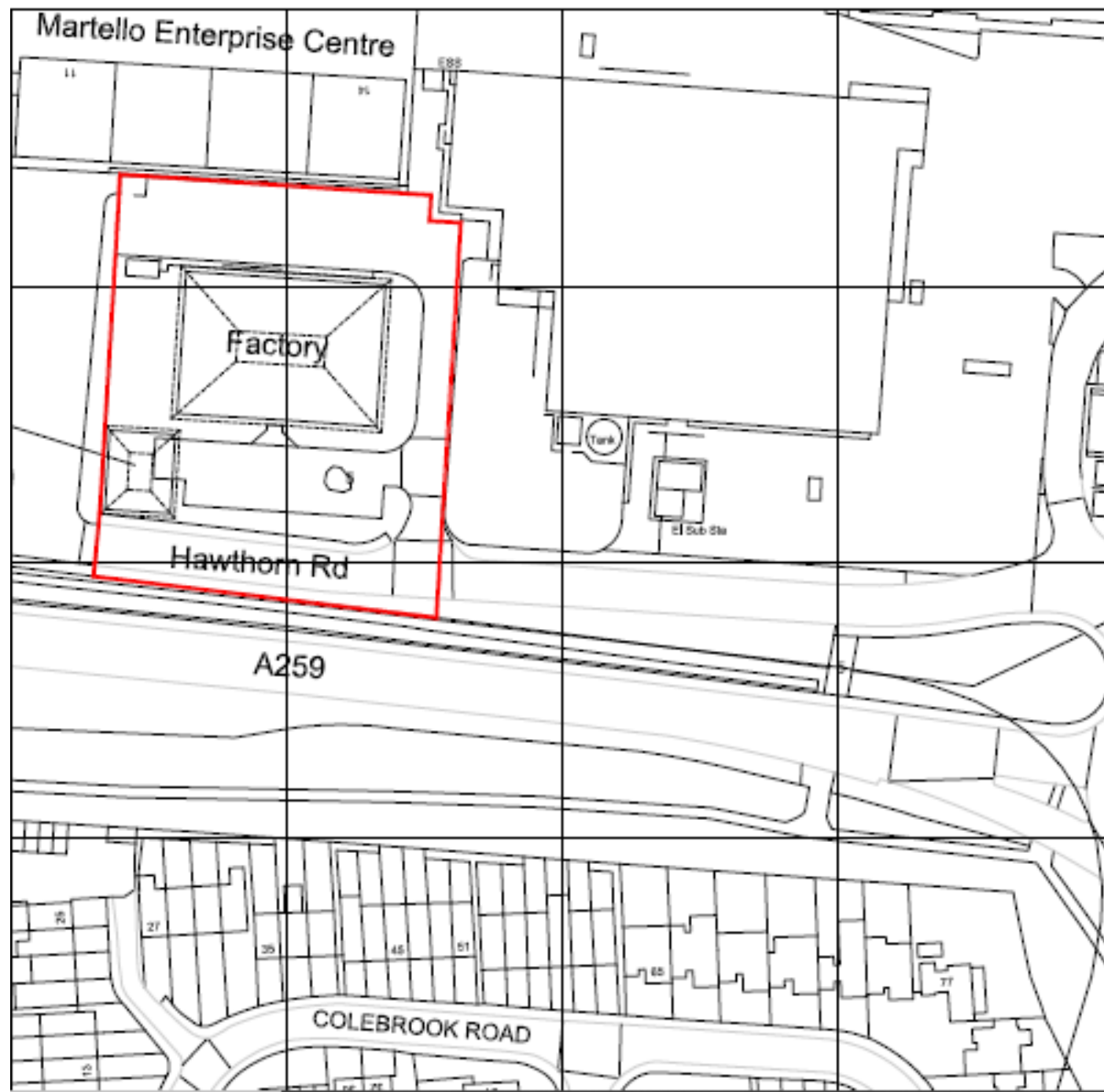




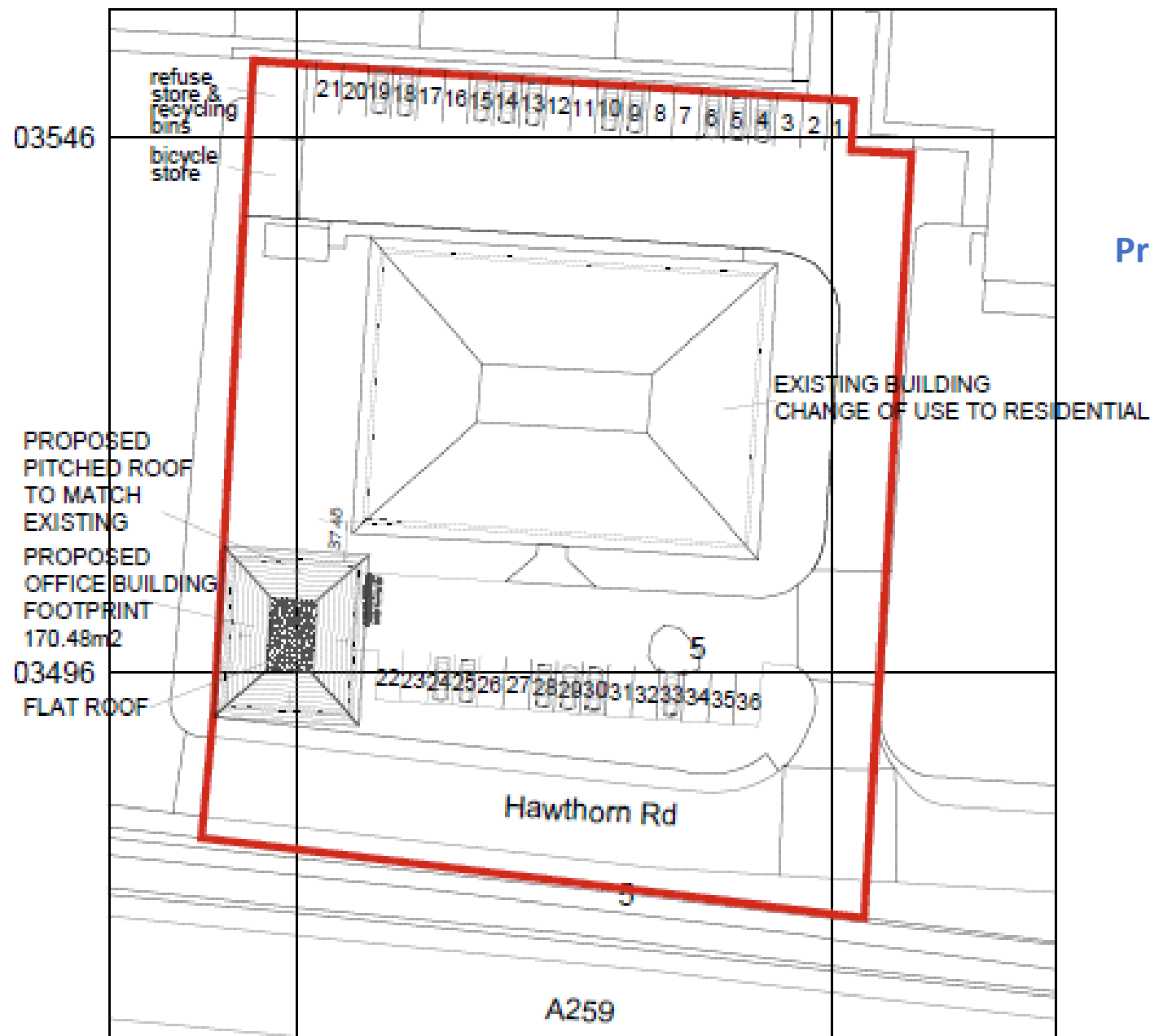
# LU/263/21/PL

Construction of a two-storey office building (Use Class E). This application is in CIL Zone 2 (zero rated) as other development.

**Land at Unit 4 Hawthorn Road**

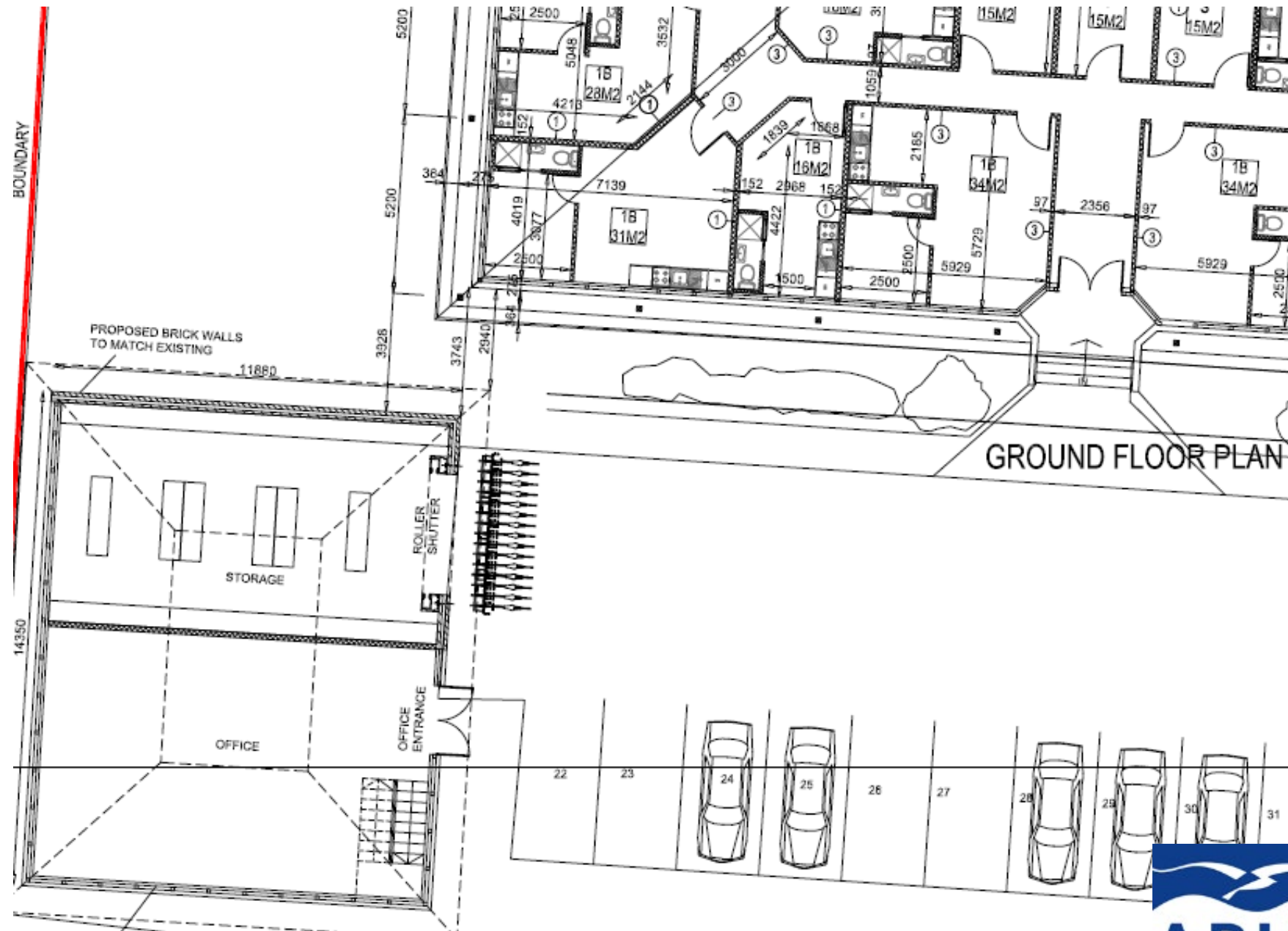


## Location Plan

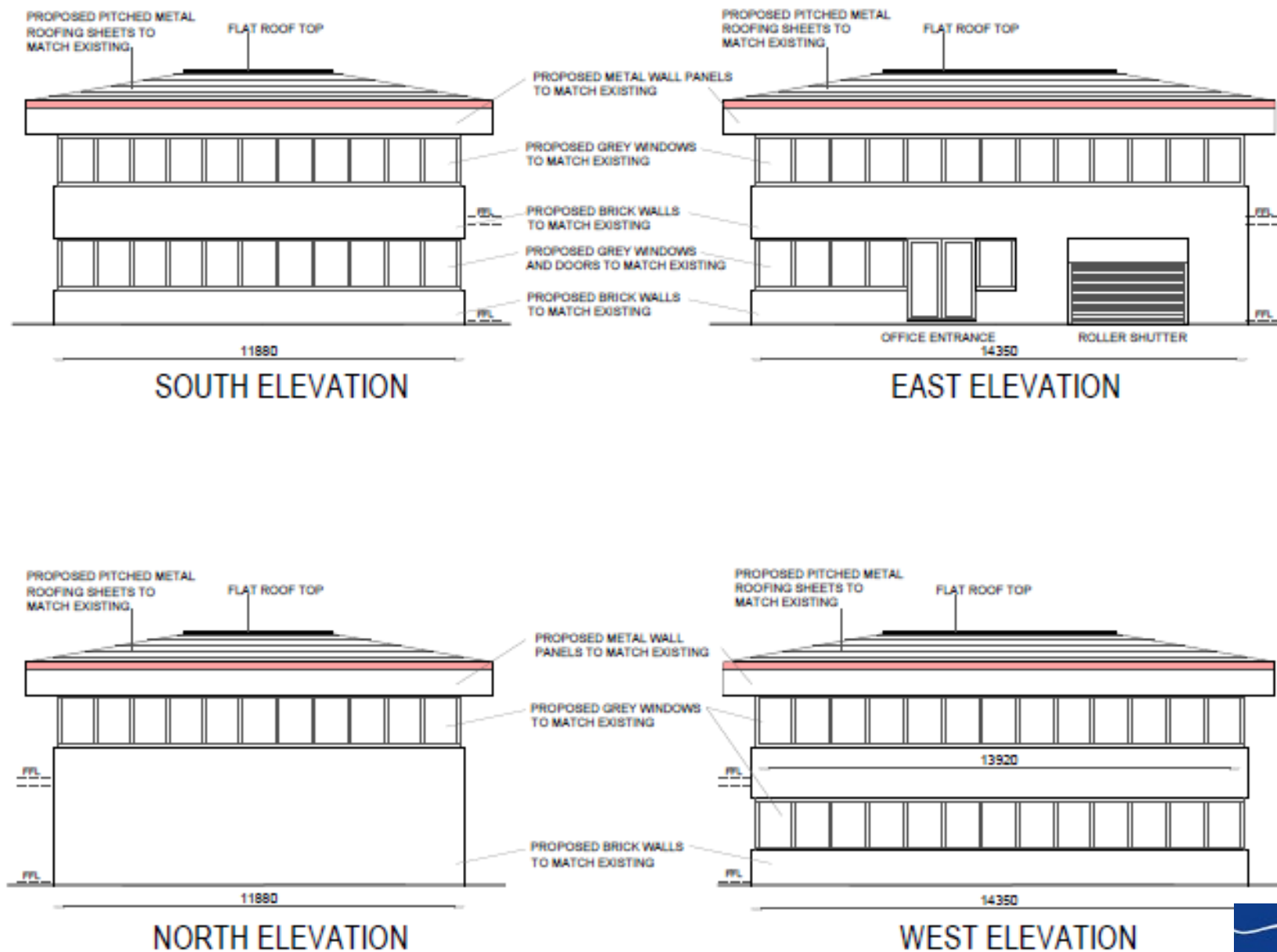


Proposed Block Plan

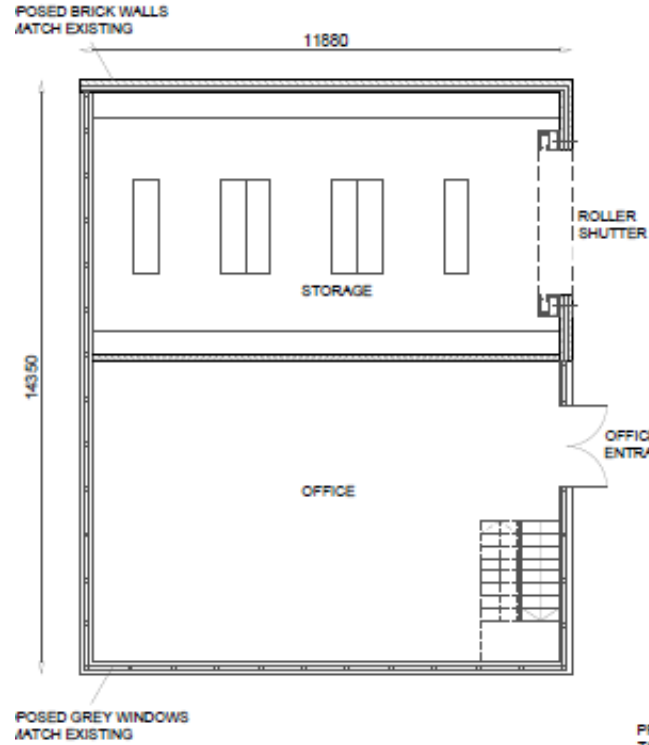




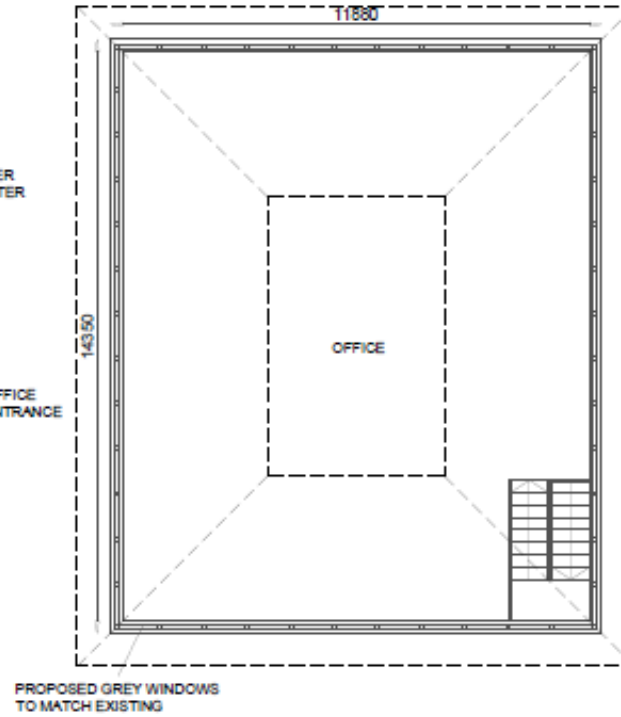
Comparison with Layout of Flats



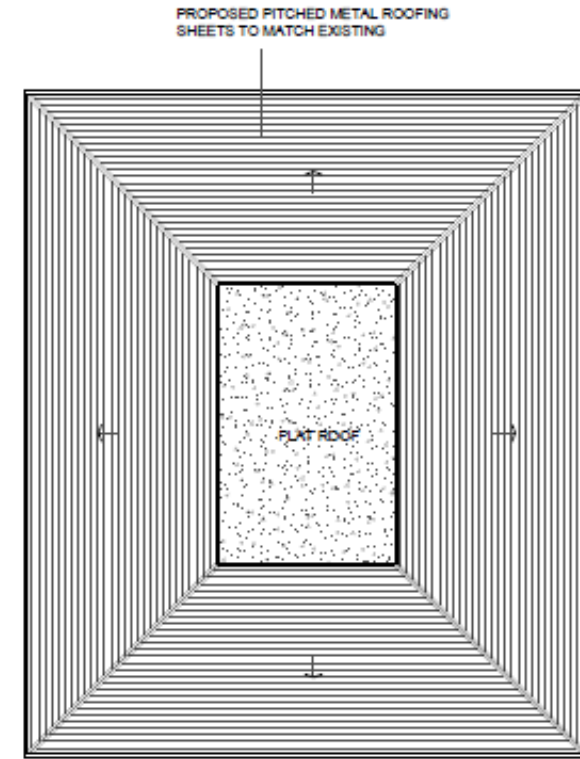
Proposed Elevations



GROUND FLOOR PLAN

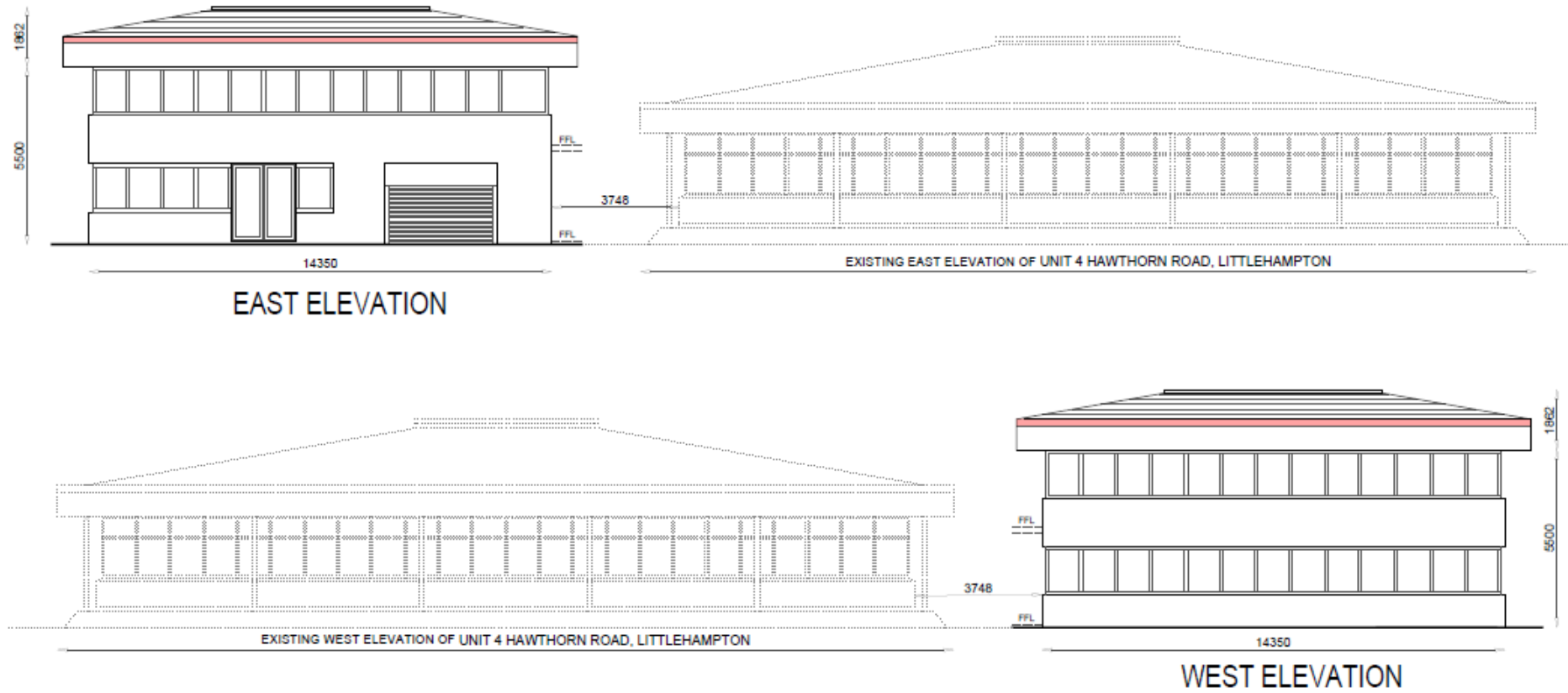


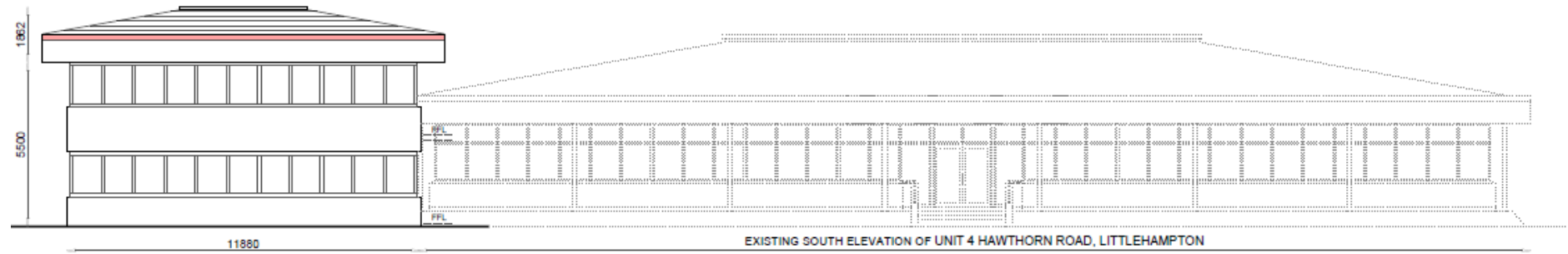
FIRST FLOOR PLAN



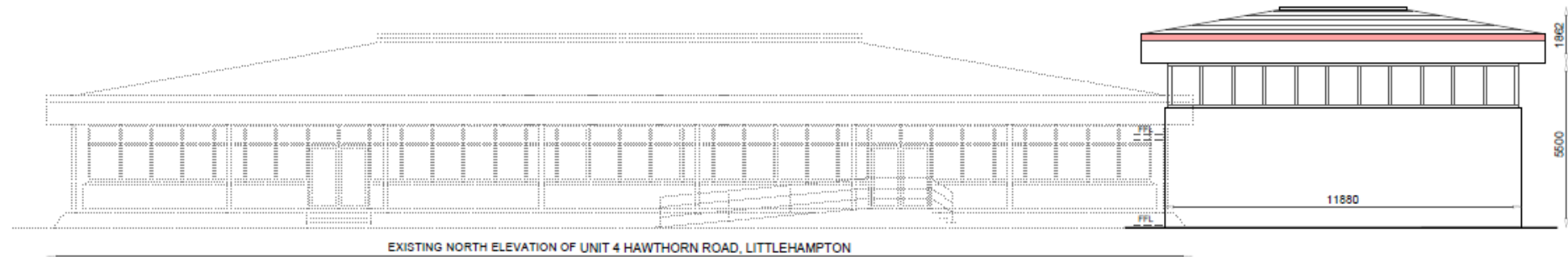
ROOF







SOUTH ELEVATION



NORTH ELEVATION



Aerial View





Google, Sept 2020



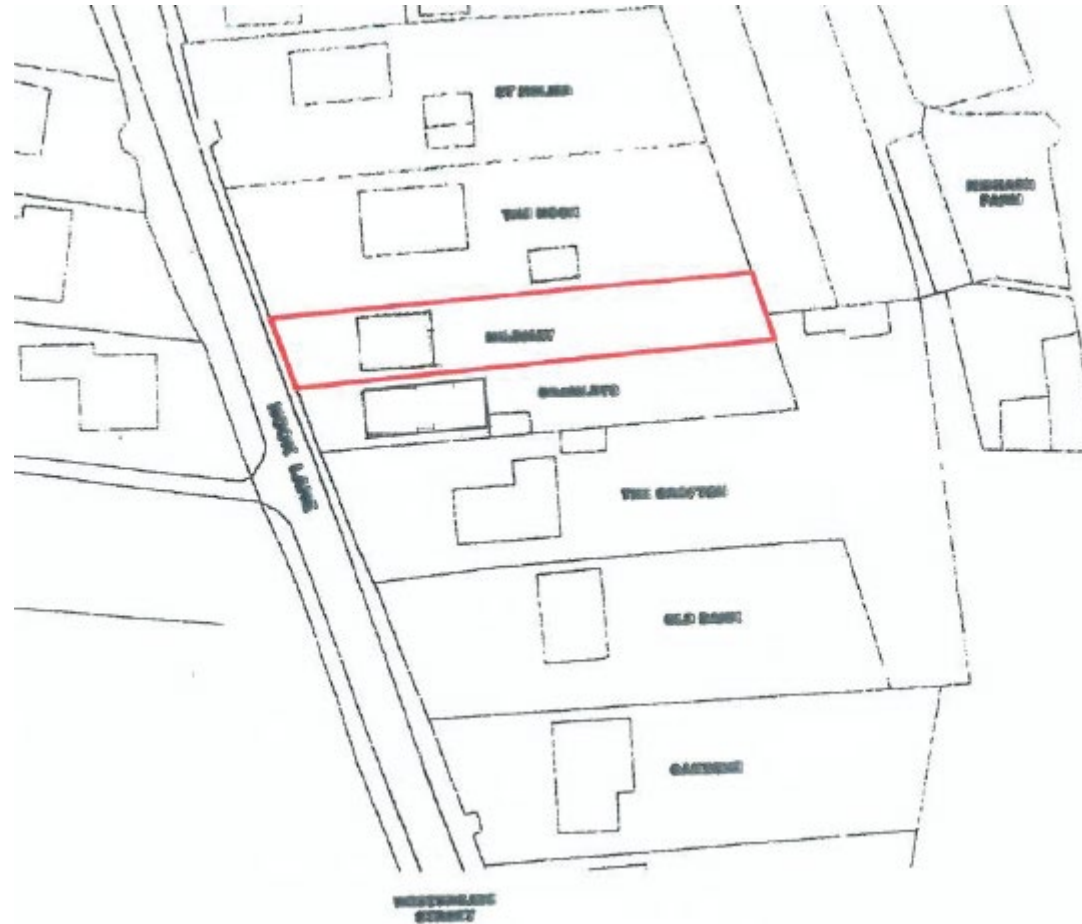
Google, Sept 2020

# AL/89/21/PL

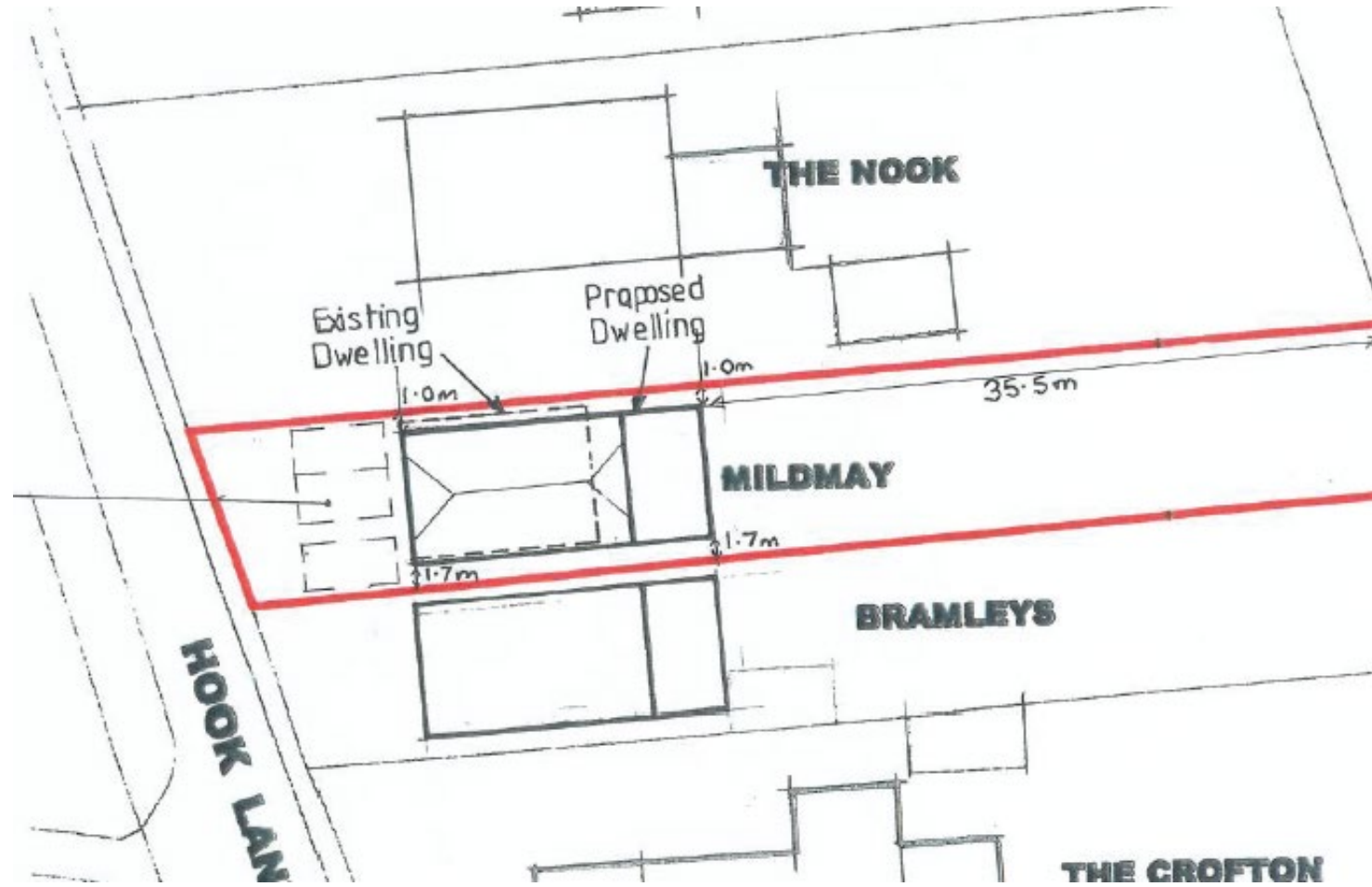
Demolition of existing property and erection of  
new 4 bed dwelling house with ancillary parking.

**Mildmay  
Hook Lane**

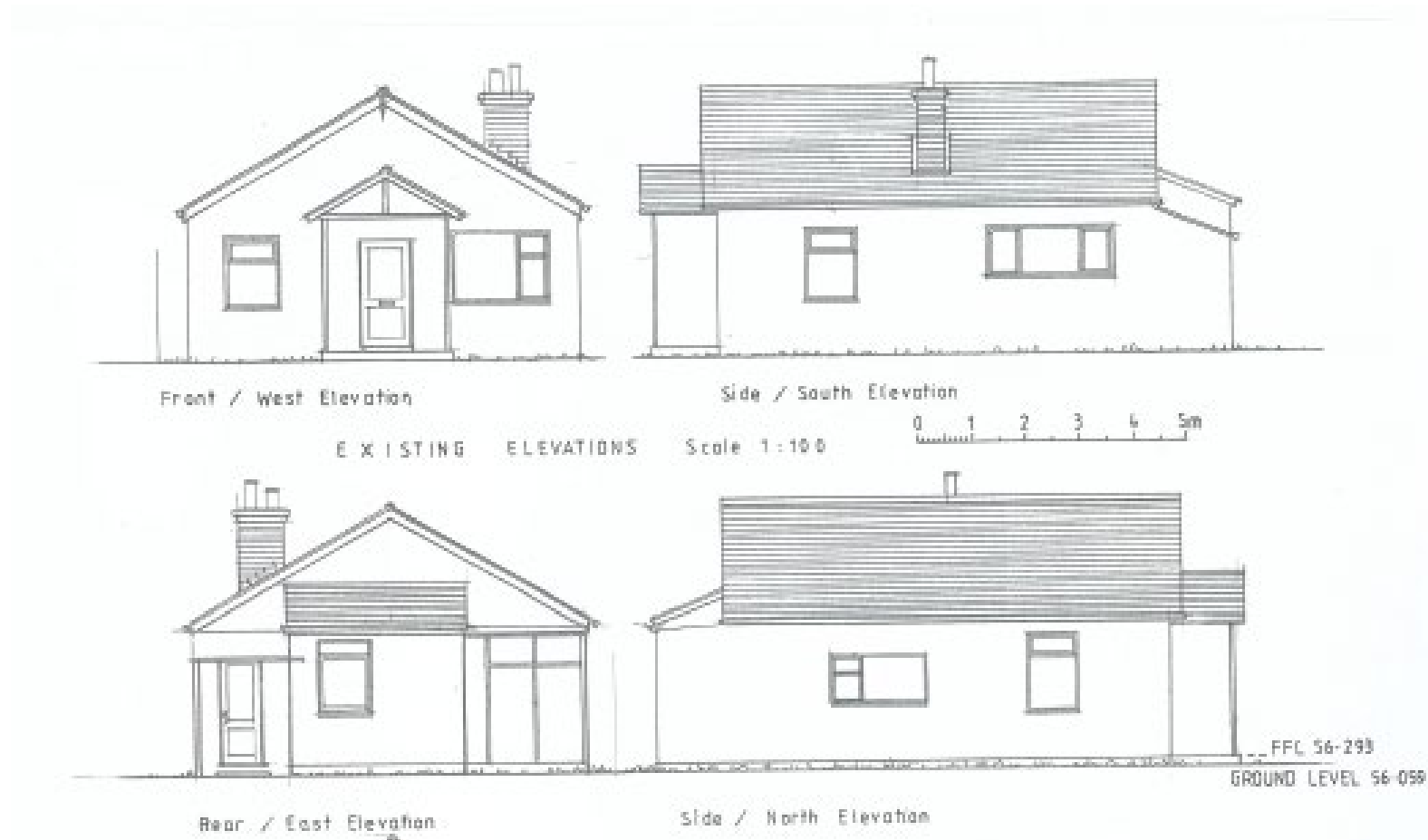




Location Plan

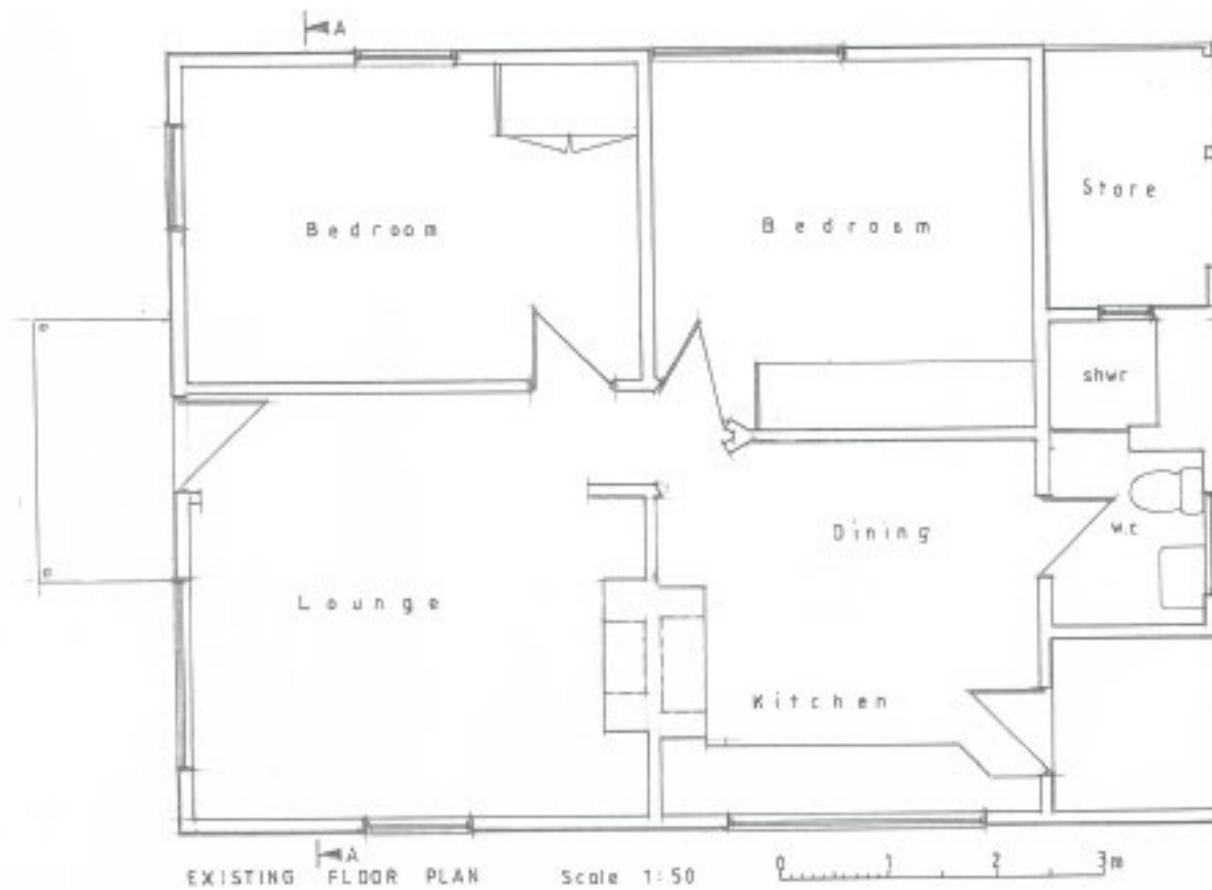


Block Plan



Existing Elevations

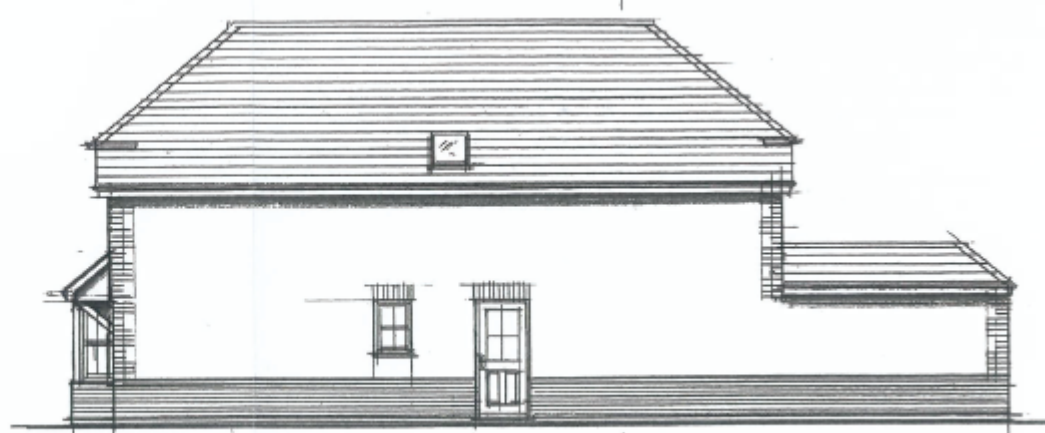




Existing Floor Plan



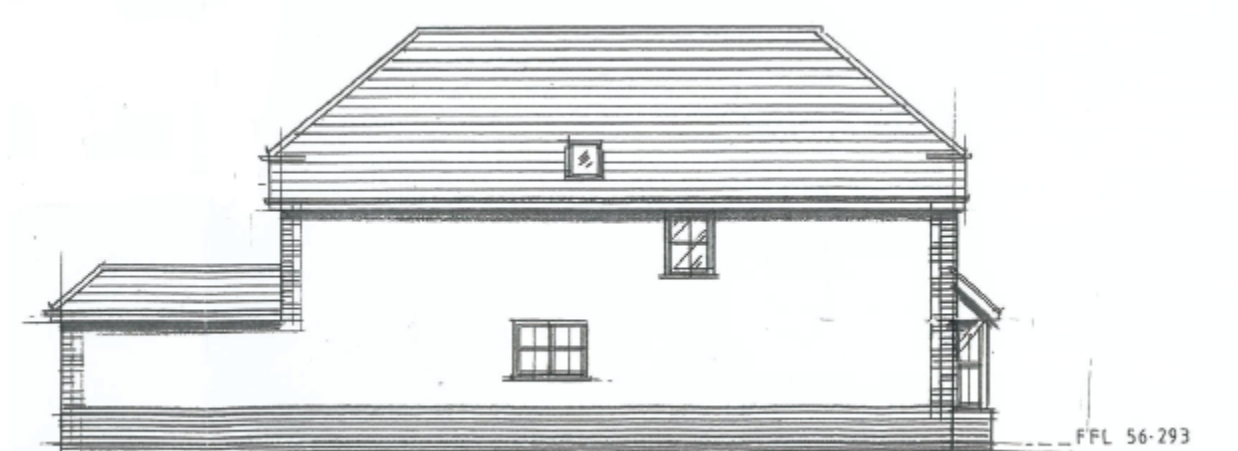
FRONT / WEST ELEVATION



SIDE / SOUTH ELEVATION

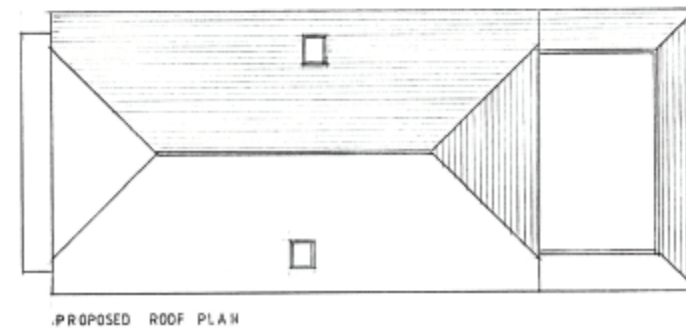
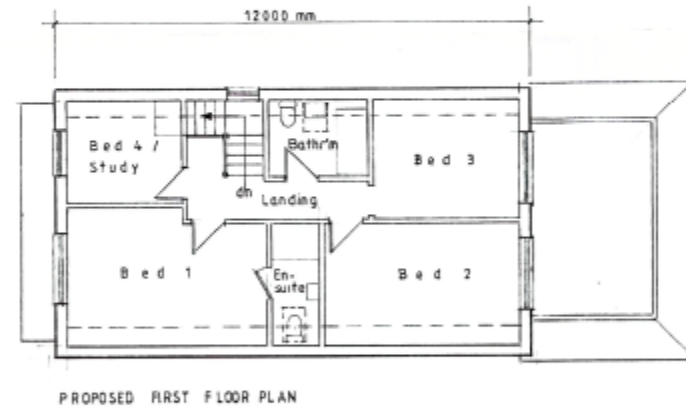
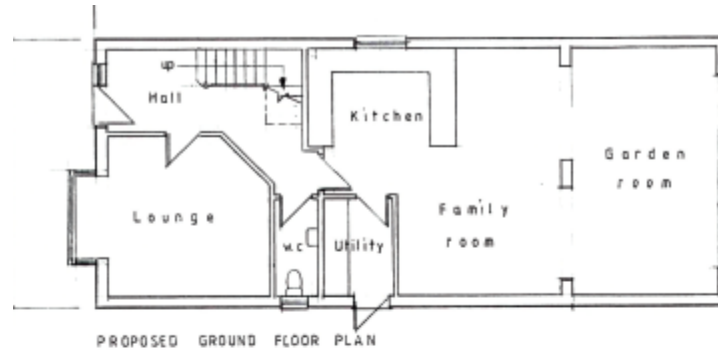


REAR / EAST ELEVATION



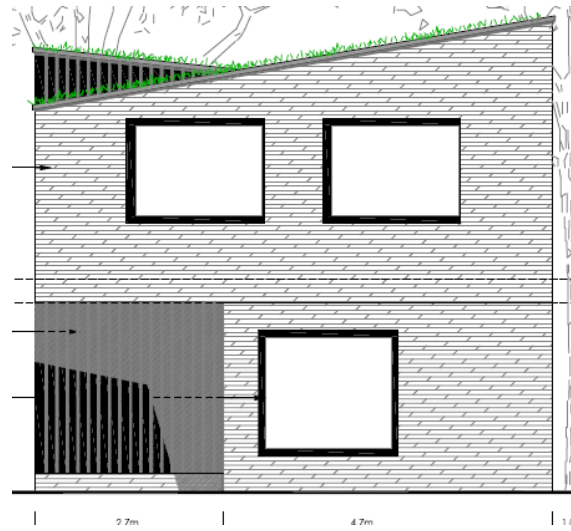
SIDE / NORTH ELEVATION

Proposed Elevations



Proposed Floor/Roof Plans

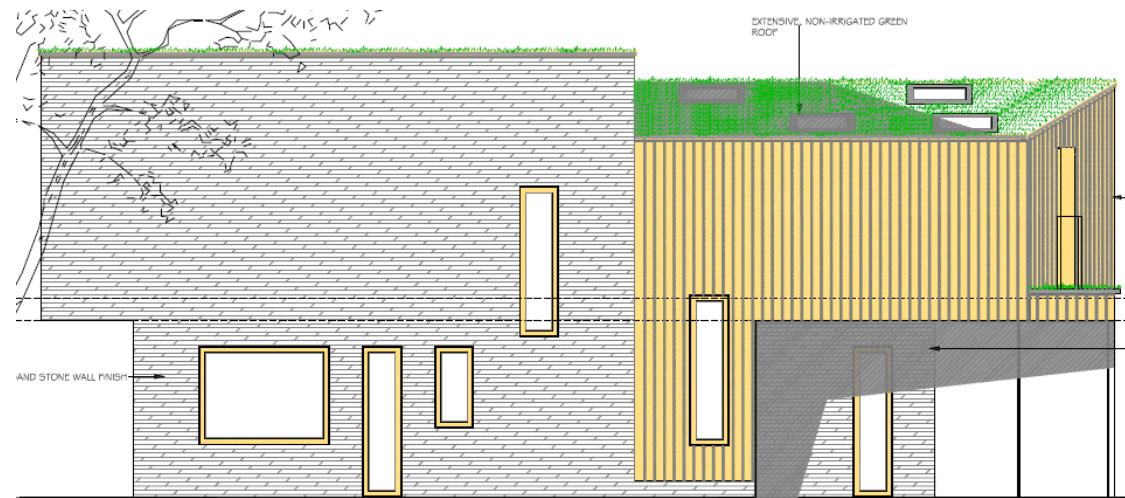




Front elevation



Rear elevation



Side elevation

**Scheme previously approved in 2017  
under AL/123/17/PL**



Front Elevation





Side Elevation





Side Elevation





Rear Elevation





**Southern boundary**





Northern Boundary





Rear Elevation

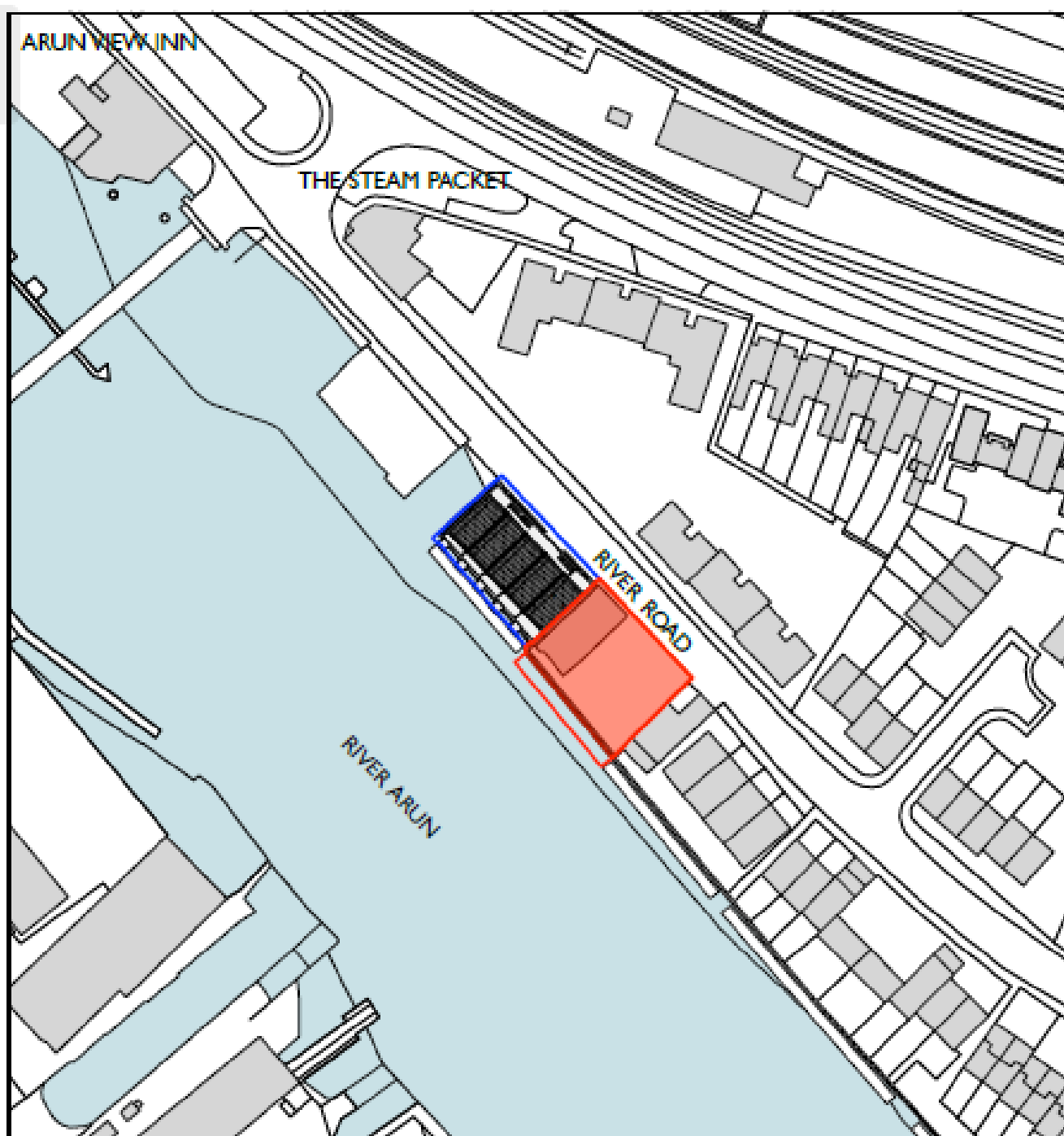
# LU/251/21/PL

Partial demolition of number 57 River Road, change of use & redevelopment to provide a flatted development comprising 6 No apartments, with private amenity space, parking & cycle storage. including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/247/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

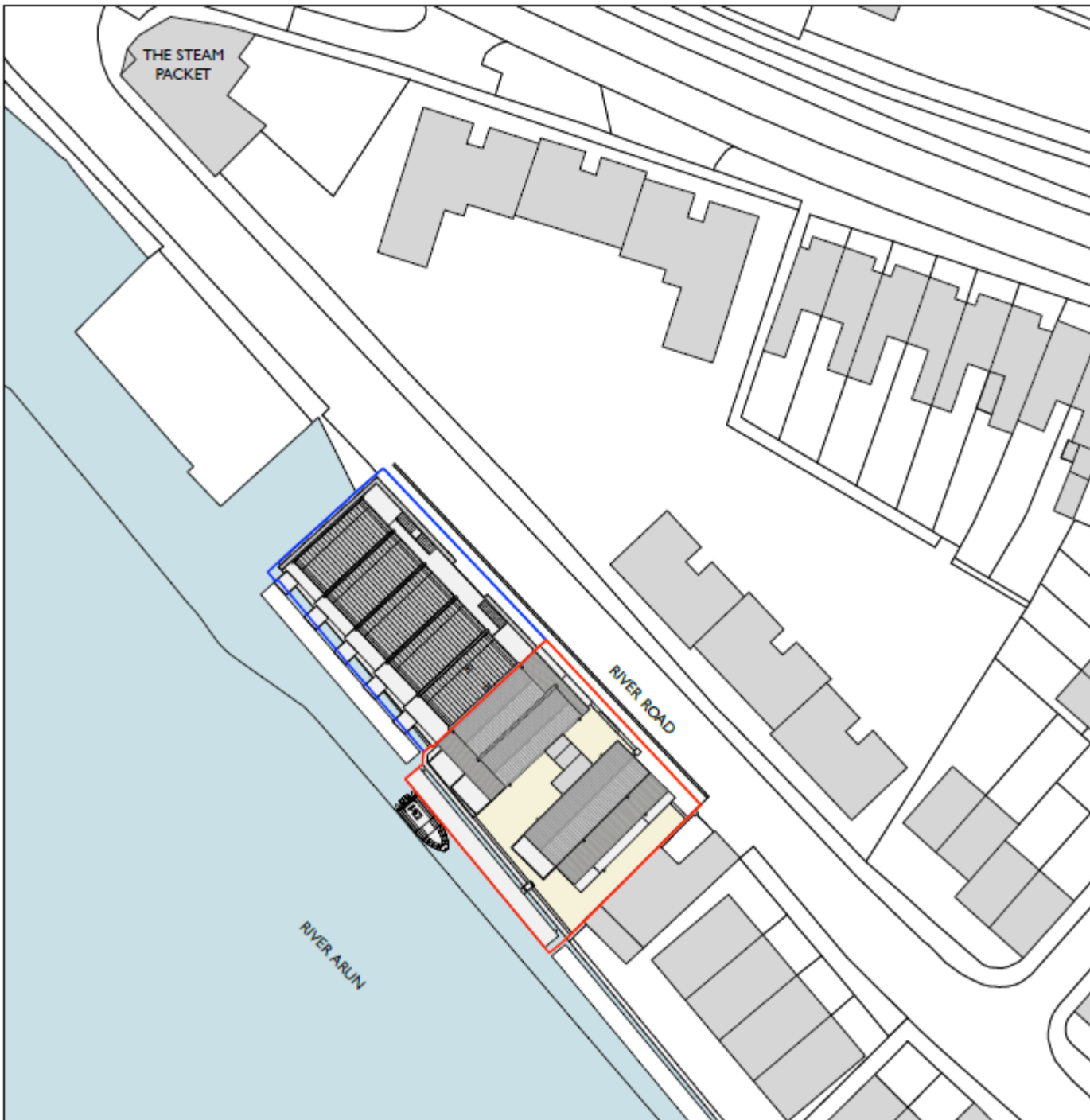
**57 River Road, Littlehampton**



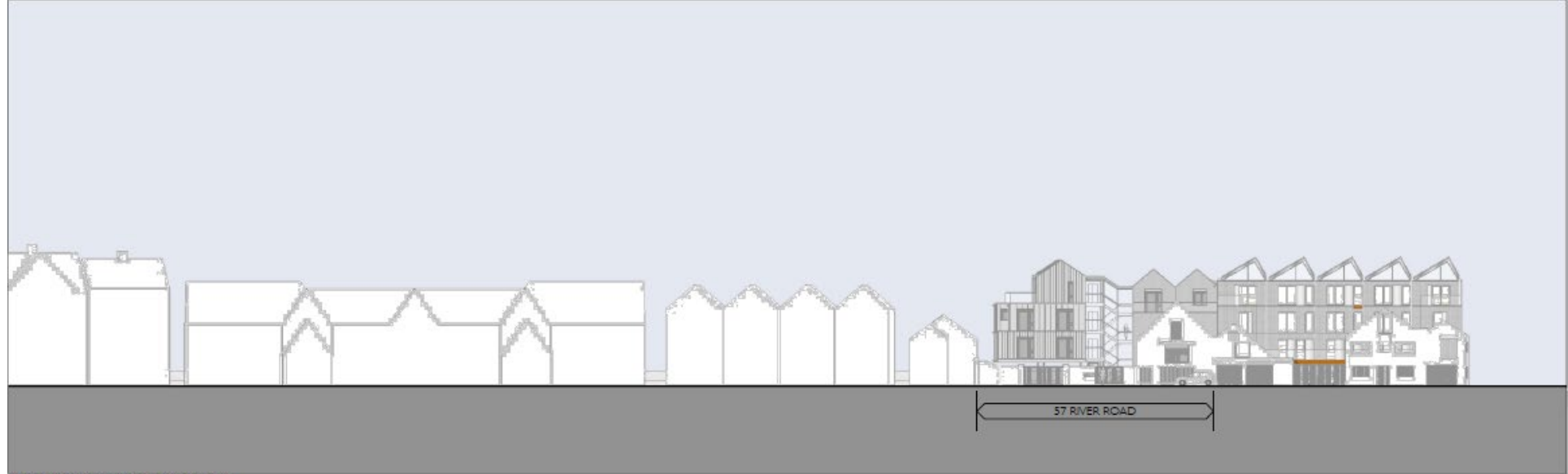




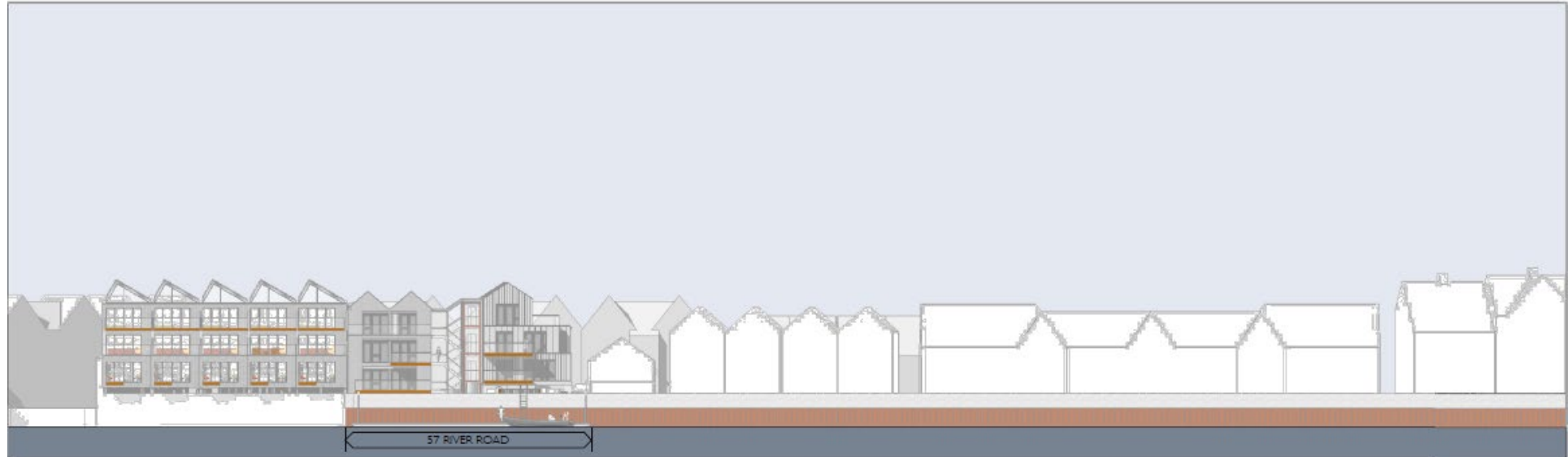
Location plan



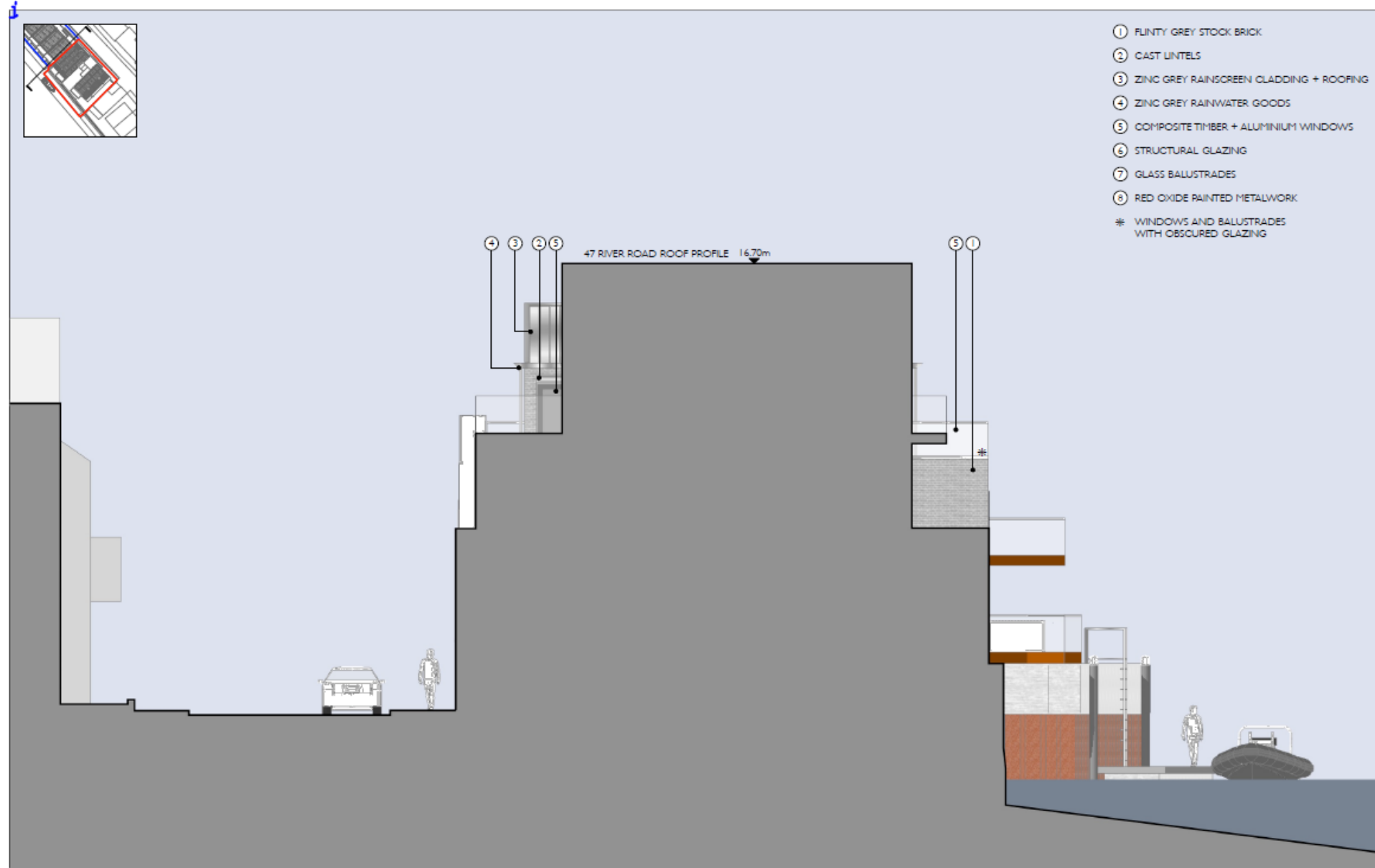
## Block Plan



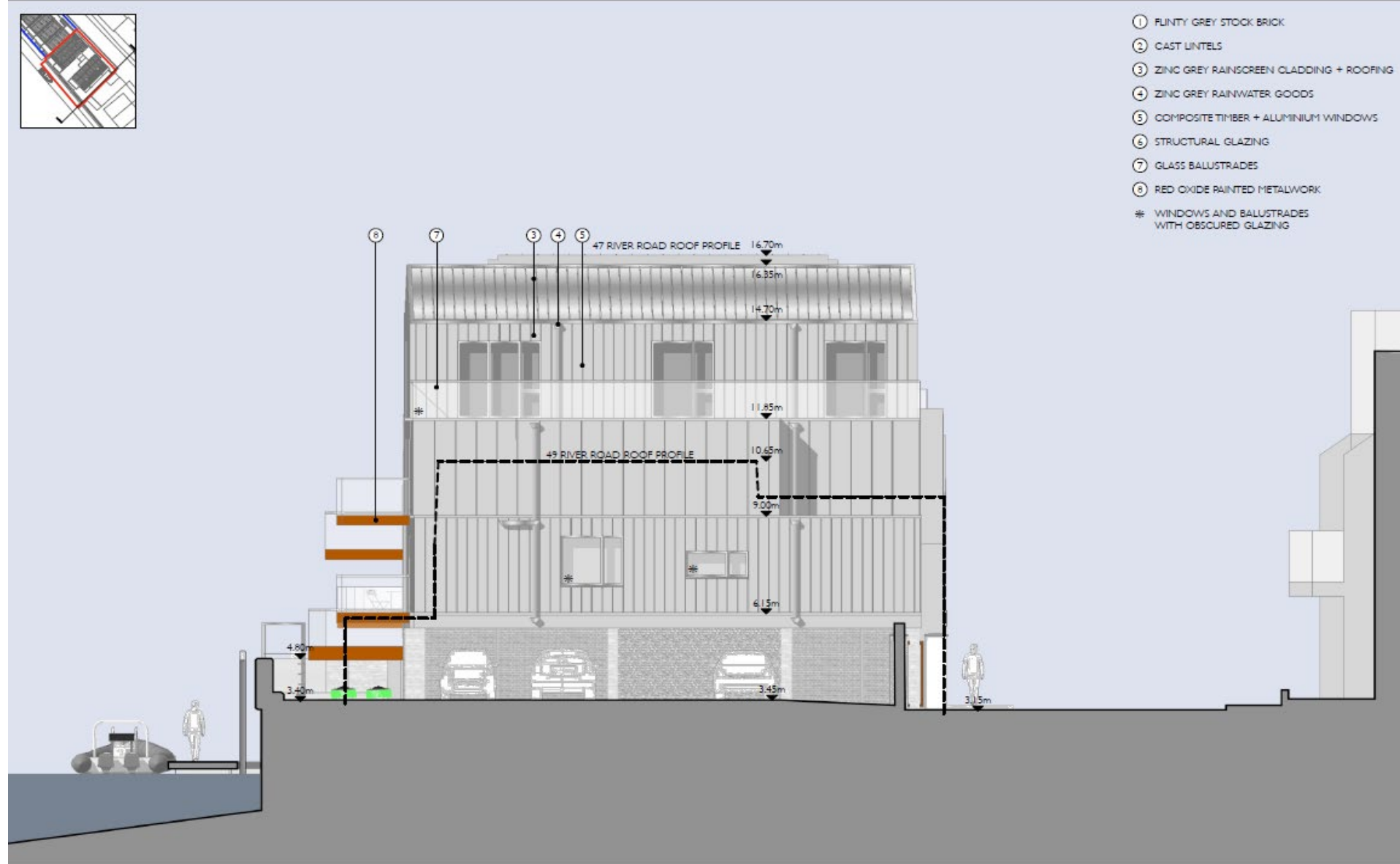
1908-P-401-2 RIVER ROAD ELEVATION



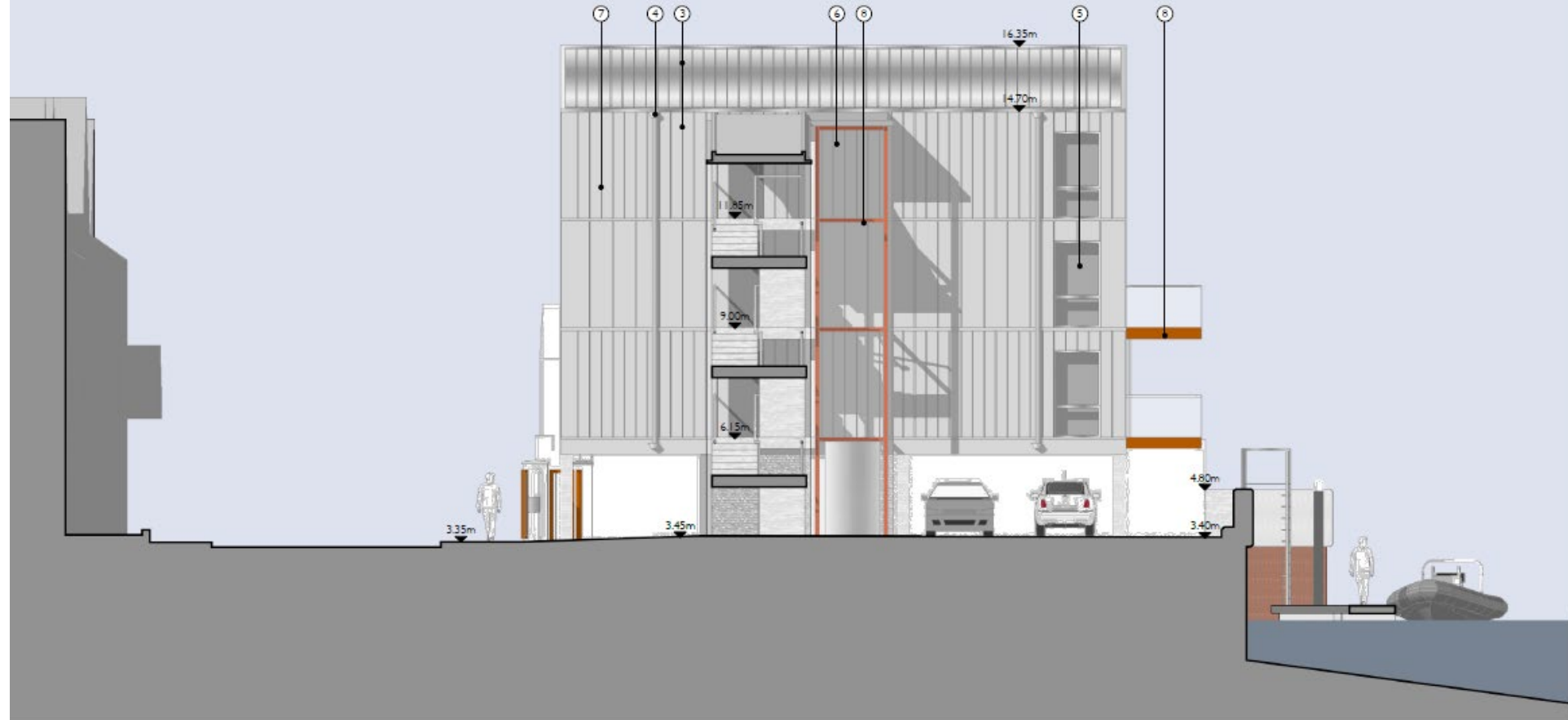




Proposed North West Elevation Plan



Proposed South East Elevation



Proposed Section B

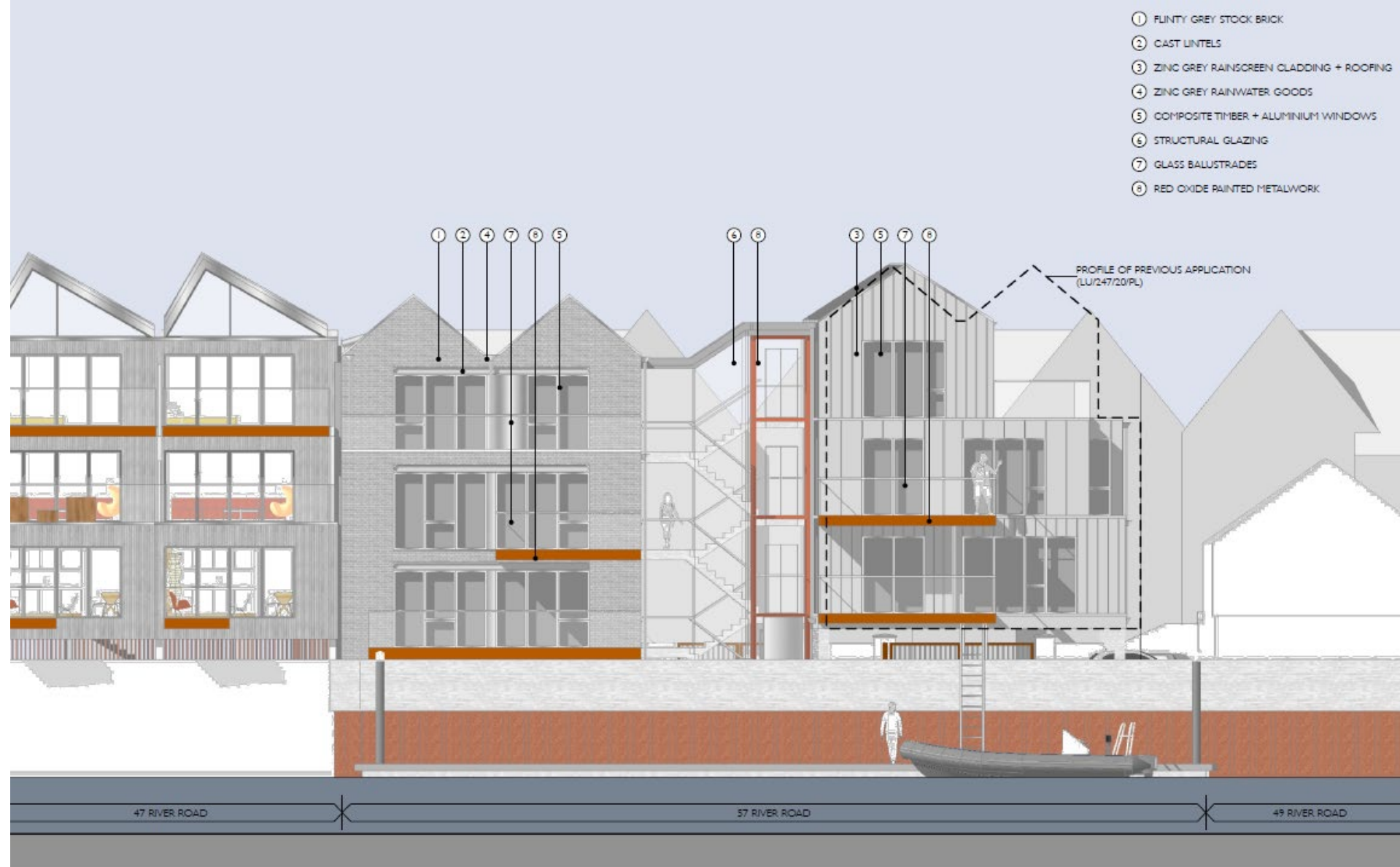




Proposed Section A



Proposed River Road Elevation

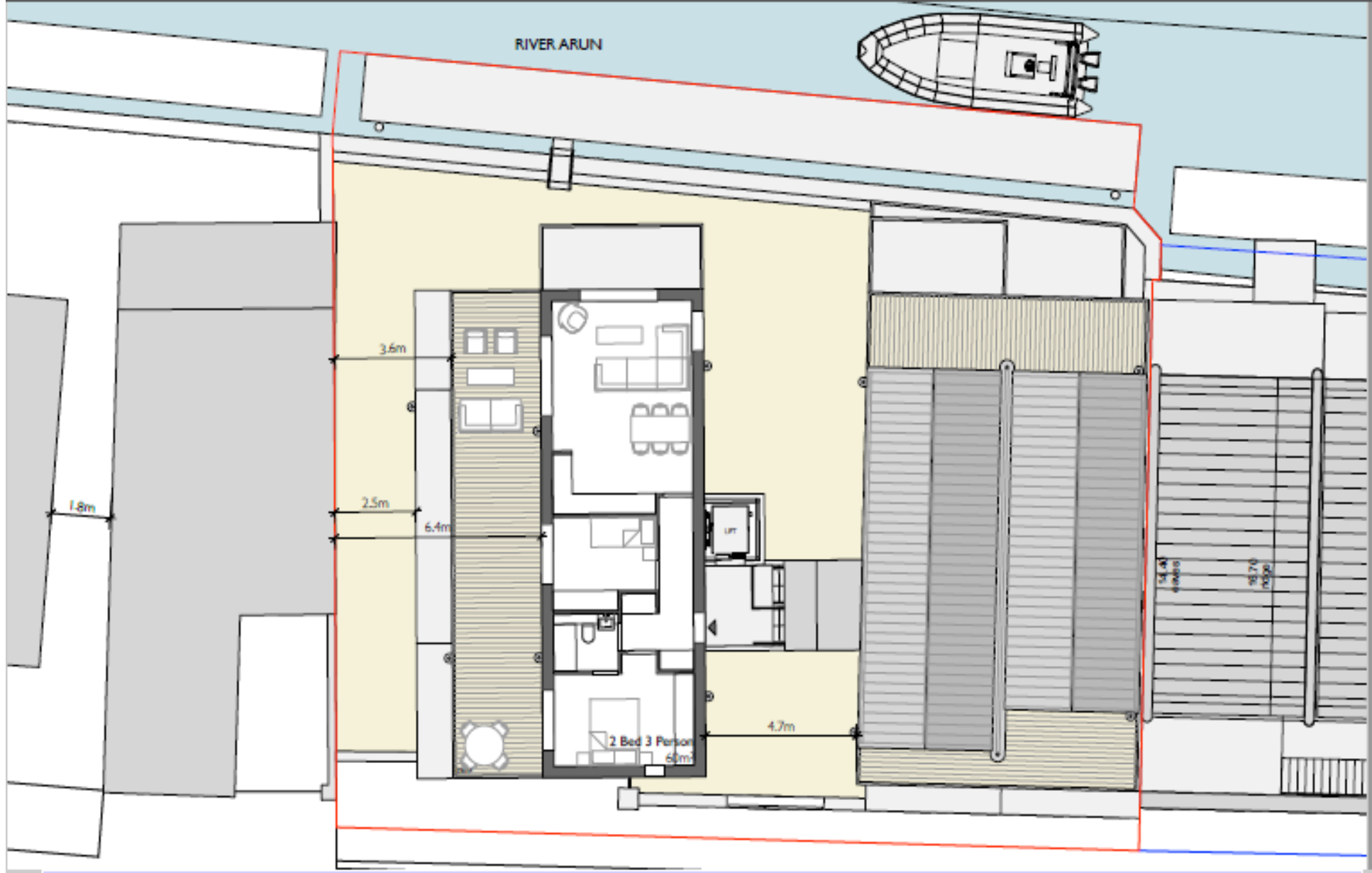


Proposed River Arun Elevation

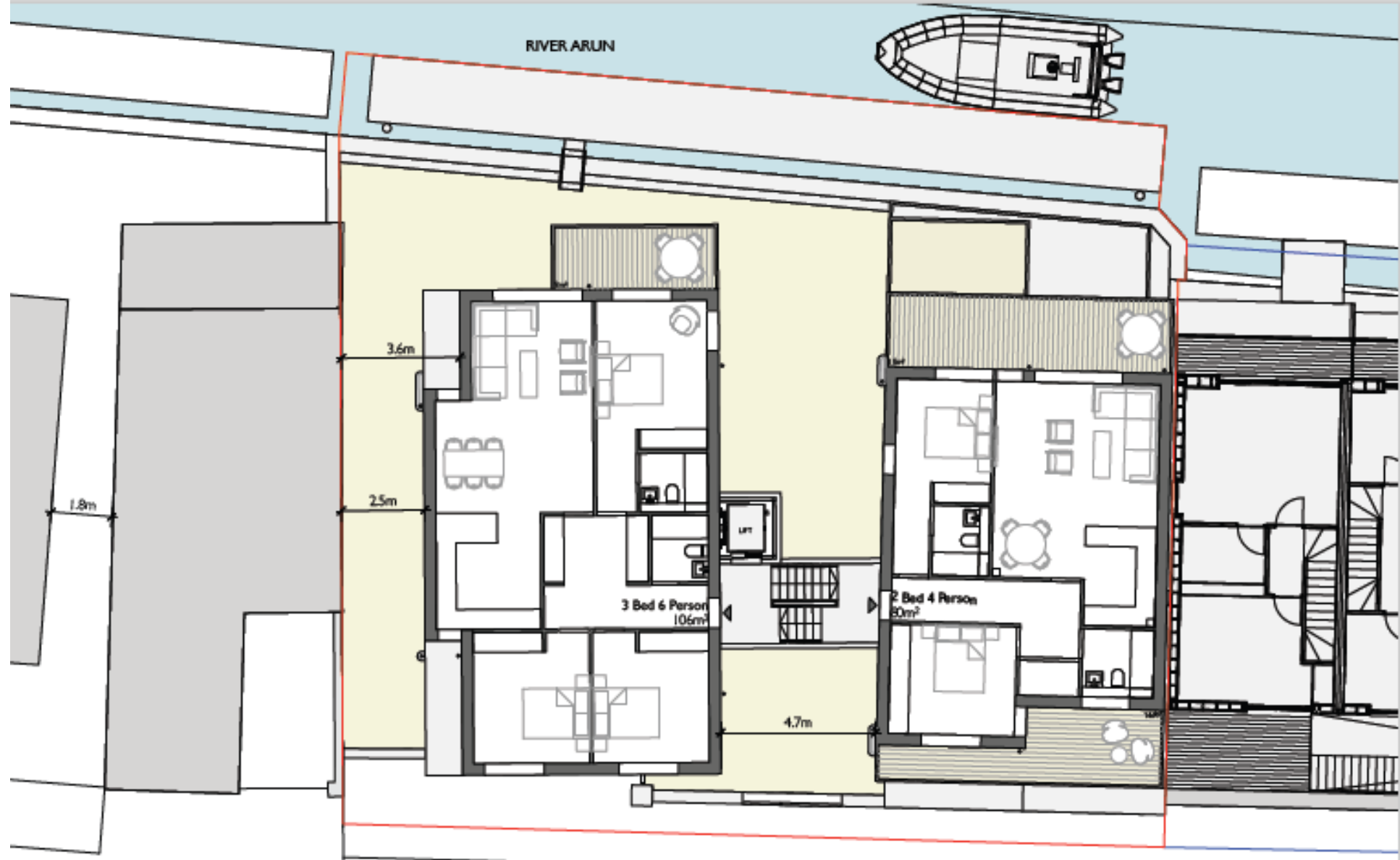




Proposed Roof Plan

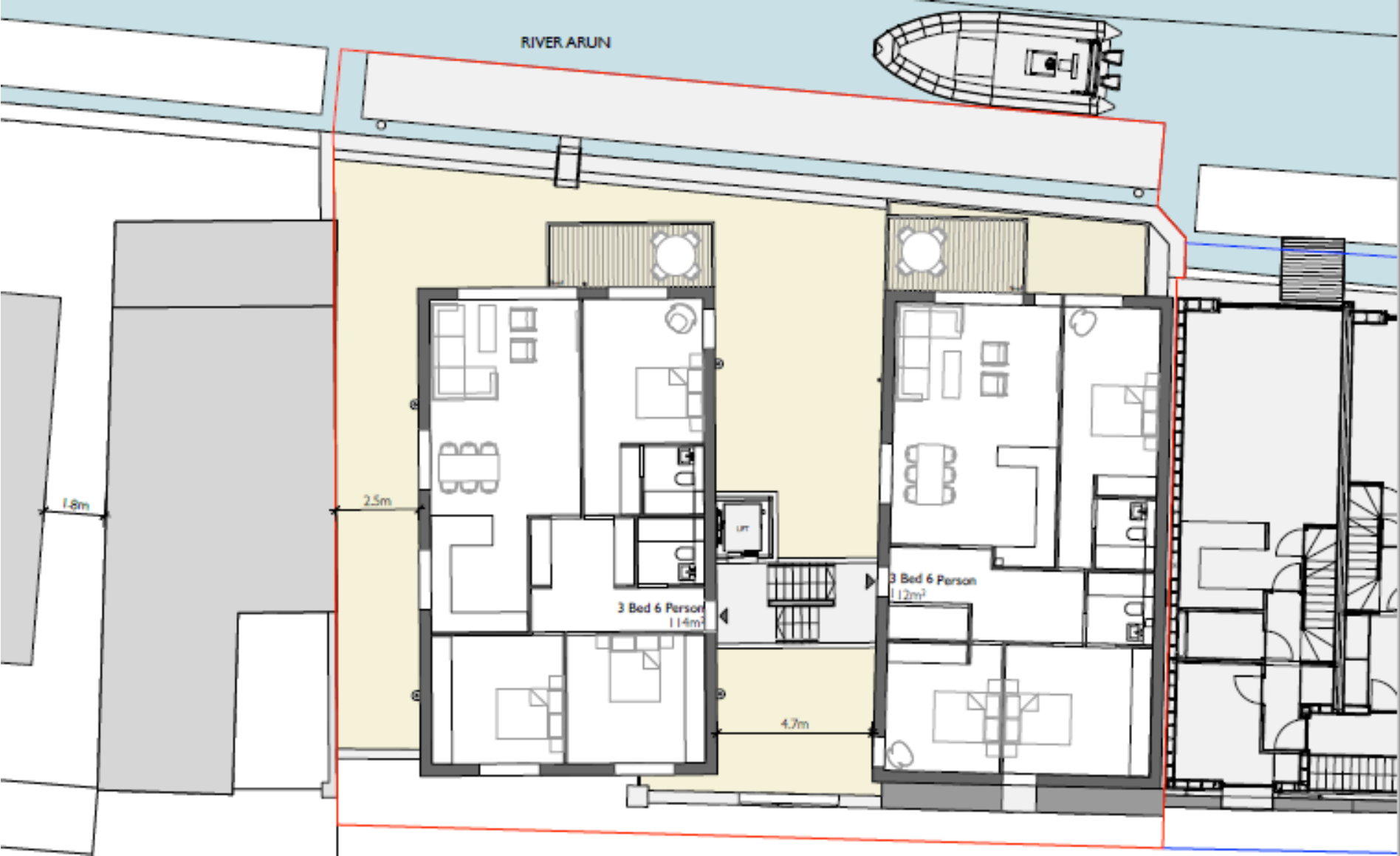


Proposed Third Floor Plan



Proposed Second Floor Plan





Proposed First Floor Plan

## Proposed Ground Floor Plan



Photographs







Photographs







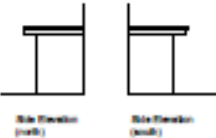
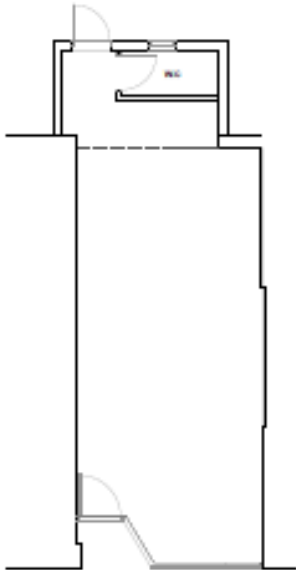


# EP/64/21/PL

Alterations to existing premises to facilitate use as Office

**111 Sea Road, East Preston**

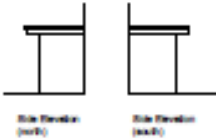
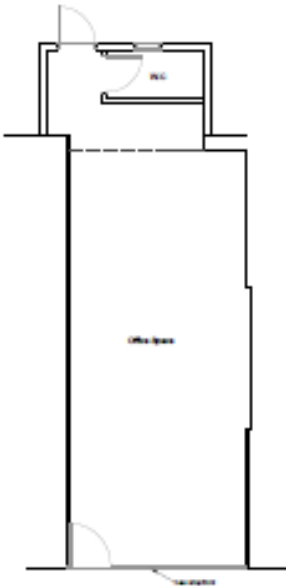
EXISTING



Site Location Plan (1:1250)



PROPOSED



Site Block Plan (1:500)



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Revisions	
No.	Description
1.	Planning Application
2.	Planning Application



































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