



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6**
**Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: AL/102/17/RES

1 To Addressee

Mr David Ramsay
Latimer House
5-7 Cumberland Place
Southampton
SO15 2BH

2 Site Address

Nyton Nursery
Nyton Road

PO20 3UQ

3 Description of Development

Application for approval of Reserved Matters for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

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The development hereby approved shall be carried out in accordance with the following approved plans:

100 Site Location plan
 101 Site Layout plan - Rev C
 102 External materials and boundary treatments plan - Rev C
 103 Surface materials plan - Rev B
 104 Refuse management plan - Rev B
 105 Affordable tenure plan - Rev B
 106 Garden areas plan - Rev B
 Design and Access Statement (August 2017)

115 PT22 (EDALE) (Plans and elevations)
 116 PA30 (DADFORD) pair (Plans and elevations)
 117 PA30 (DADFORD) triple (Plans)
 118 PA30 (DADFORD) triple (Elevations)
 119 PT36 (EASEDALE) (Plans and elevations)
 120 PT36 (EASEDALE) (Plans and elevations)
 121 PT37 (YEWDAL) (Plans and elevations)
 122PT37 (YEWDAL) (Plans and elevations)
 123 NA31 (BIRCHFORD) (Plans and elevations)
 124 NA31 (BIRCHFORD) pair (Plans and elevations)
 125 NA31 (BIRCHFORD) triple (Plans)
 126 NA31 (BIRCHFORD) triple (Elevations)
 127 PB33-G (CROFTON-G) pair (Plans)
 128 PB33-G (CROFTON-G) pair (Elevations)
 129 PB33-G (CROFTON-G) triple (Plans)
 130 PB33-G (CROFTON-G) triple (Elevations)
 131 PA44 (MIDFORD) (Plans and elevations)
 132 PA44 (MIDFORD) (Plans)
 133 PA44 (MIDFORD) (Elevations)
 134 PT41 (ESKDALE) (Plans and elevations)
 135 PT41 (ESKDALE) (Plans and elevations)
 136 PT41 (ESKDALE) (Plans and elevations)
 137 PT41 (ESKDALE) (Plans and elevations)
 138 PT42 (KENTDALE) (Plans and elevations)
 139 PT42 (KENTDALE) (Plans and elevations)
 140 PT42 (KENTDALE) (Plans and elevations)
 141 PA48 (SHELFORD) (Plans and elevations)
 142 PA48 (SHELFORD) (Plans and elevations)
 143 PT43 (LANGDALE) (Plans)
 144 PT43 (LANGDALE) (Elevations)
 145 PT43 (LANGDALE) (Elevations)
 146 PT43 (LANGDALE) (Elevations)
 147 PA49 (THORNFORD) (Plans and elevations)
 148 PA49 (THORNFORD) (Plans and elevations)
 149 PA49 (THORNFORD) (Plans and elevations)
 150 NA47 (STANDFORD) (Plans)
 151 NA47 (STANDFORD) (Elevations)
 152 NA47 (STANDFORD) (Elevations)
 153 NB50 (FELTON) (Plans)
 154 NB50 (FELTON) (Elevations)
 155 NB50 (FELTON) (Elevations)
 156 PB33-G (CROFTON-G) pair (Plans)
 157 PB33-G (CROFTON-G) pair (Elevations)
 Road and Plot levels plan 5655:PO2 Rev A
 Longitudinal sections 5655:P10 RevA

Affordable housing
 170 NA30 (Benford) Plans and Elevations
 171 AF2 Flats (Plans)
 172 AF2 Flats (Plans and elevations)
 173 AF2 Flats (elevations)
 Garages
 200 Single garage
 201 Double garage (double property)
 202 Double garage (sole ownership)
 203 Substation
 204 Bins and bikes

Extra care
 SE, NE and Courtyard Elevations 1139 PD 301
 Ground floor plan 1139 PD200
 Roof plan 1139 PD 102
 Second floor plan 1139 PD202
 N, W and S Elevations 1139 PD320
 Extra care materials schedule
 Ancillary details 1139 PD303

Soft Landscaping Plans Sheets 1-4 (501 Rev G, 502 Rev E, 503 Rev G and 504 Rev D)
 Hard Landscaping Plan (201) JSL2869 Rev G
 Landscape Management Plan JSL289_570 Rev F
 Tree and Shrub Palette JSL2869 Rev D
 Play strategy southern LEAP JSL2869 102 Rev C
 Play strategy central public open space JSL2869 101 Rev C

Dormouse Mitigation Strategy (Sept 2017)
 Bat Surveys Statement (Aug 2017)

Full Travel Plan (August 2017)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 Prior to commencement of development a Bin Collection Strategy Plan shall be submitted to and approved by the Local Planning Authority. The dwellings to which the Bin Collection Points relate shall not be occupied until the bin collection points for these dwellings have been provided in accordance with the details so approved.

Reason: To ensure that adequate and satisfactory provision is made for the storage and collection of bins in accordance with GEN7 of the Arun District Local Plan.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Claire Potts

Date of Decision:

24 January 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the