

DECISION NOTICE

Application Ref: AL/35/26/RES

1 To Addressee

Barratt Redrow (Southern Counties)
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

2 Site Address

Land rear of Meadow Way
Westergate

3 Description of Development

Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for the construction of 89 No. residential dwellings, together with open space, landscaping and associated infrastructure, with access taken from Meadow Way (resubmission following AL/137/24/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

4 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.

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

- Location Plan - LP.01 Rev A
- Coloured Site Layout - CSL.01 Rev B
- Site Layout - SL.01 Rev B
- Levels Strategy Sheet 1 of 2 - B0457-1510 P6
- Levels Strategy Sheet 2 of 2 - B0457-1511 P6
- (Letchworth) Plot 30,31,42,43,46,47,48,49,62,63 Elevation and Floor Plan - HB.1-1.pe Rev A
- (Letchworth) Plot 27,28 Elevation and Floor Plan HB.1-2.pe Rev A
- (Amberly) Plot 86 Elevation and Floor Plan - HT.AMBY-1.pe Rev A
- (Amberly) Plot 64 and 71 Elevation and Floor Plan - HT.AMBY-2.pe Rev A
- (Bakewell) Plot 65,67,68,70,81,83 Elevation and Floor Plan - HT.BAKE.pe Rev A
- (Brue M4(3) Plot 60 and 61 Elevation and Floor Plan - HT.BRUE.pe Rev A
- (Buxton) Plot 66,69,82 Elevation and Floor Plan - HT.BUXT.pe Rev A

- (Hampstead) Plot 10,38,45 Elevation and Floor Plan - HT.HAMPP.pe
- (Henley) Plot 9 and 25 Elevation and Floor Plan - HT.HENL.pe
- (Lead GF) Plot 50,51,79,80 Elevation and Floor Plan - HT.LEAD.pe Rev A
- (Leamington M4(3) Plot 12 and 72 Elevation and Floor Plan - HT.LEAM_Q-m4(3).pe Rev A
- (Leamington M4(2) Plot 5,14,85 Elevation and Floor Plan - HT.LEAM_Q-M4(2).pe Rev A
- (Overton M4(2) Plot 7,20,21,26,40 Elevation and Floor Plan - HT.OVER-M4(2).pe Rev A
- (Oxford Q-M4(2) Plot 2,3,6,11,15,19, 23,29,37,39,88,89 -HT.OXFO_Q.pe Rev A
- (Richmond M4(2) Plot 1,22,24,36,41,44 Elevation and Floor Plan - HT.RICH-M4(2)-1.pe Rev A
- (Richmond M4(2) Plot 8 Elevation and Floor Plan - HT.RICH-M4(2)-2.pe Rev A
- (Spey GF) Plot 58,59,75,76 Elevation and Floor Plan - HY.SPEY-DET.pe Rev A
- (Spey GF) Plot 34,35 Elevation and Floor Plan - HT.SPEY-END.pe Rev A
- (Stour M4(2) Plot 73,74 Elevation and Floor Plan - HT.STOUR-END.pe Rev A
- (Stour M4(2) Plot 52,53 Elevation and Floor Plan - HT.STOUR-MID.pe Rev A
- (Trent M4(2) Plot 55, 57 Elevation and Floor Plan - HT.TRENT-END.pe Rev A
- (Trent M4(2) Plot 56 Elevation and Floor Plan - HT.TRENT-MID.pe Rev A
- (Tyne M4(2) Plot 54 Elevation and Floor Plan - HT.TYNE.pe Rev A
- (Ullswater M4(2) Plot 16,18, 32, 77 Elevation and Floor Plan - HT.ULLS-END.pe Rev A
- (Ullswater M4(2) Plot 17,33,78 Elevation and Floor Plan - HT.ULLS-MID.pe Rev A
- (Warwick) Plot 4, 84,87 Elevation and Floor Plan - HT.WARW-1.pe Rev A
- (Warwick) Plot 13 Elevation and Floor Plan - HT.WARW-2.pe
- Bicycle Store 01 and 02 Elevations and Floor Plan - CS.01.pe Rev A
- Single Garage Elevation and Floor Plan - GAR.01 Rev A
- Twin Garage Elevation and Floor Plan - GAR.02 Rev A
- Dwelling and Boundary Materials Layout - DBML.01 Rev p2
- Parking Allocation Layout - PAL.01 Rev B
- Refuse Collection Layout - RCL.01 Rev B
- EV Charging Solo Freestanding Mount Datasheet
- EV Charing Solo Home Mount Datasheet
- Proposed Equipment Schedule - Street Lighting 1/8/26
- Proposed Lighting Layout - Sheet 1 of 2 Rev 2
- Proposed Lighting Layout - Sheet 2 of 2 Rev 2
- Affordable Housing Layout - AHL.01 Rev B
- Vehicle Tracking Fire Appliance - B0457-1700 P10
- Vehicle Tracking Refuse - B0457-1702 P9
- Vehicle Tracking Private Vehicle - B0457-1704 P8
- Sales Area Plan - SAP.01
- Impermeable Area Plan - B0457-1707 P8
- Detailed Play Area Sheet 1 of 2 - D3555-FAB-00-XX-DR-L-1100
- Detailed Play Area Plan Sheet 2 of 2 - D3555-FAB-00-XX-DR-L-1101 PL01
- Detailed Soft Legend and Schedule - D3555-FAB-00-XX-DR-L-3000
- Detailed Soft Landscape Plan Sheet 1 of 2 - D3555-FAB-00-XX-DR-L-3001
- Detailed Soft Landscape Plan Sheet 2 of 2 - D3555-FAB-00-XX-DR-L-3002 PL00

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D SP1.

- 2 Before any machinery is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned as shown on the Tree Protection Plan, dwg. nos. 12083 TPP_02

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Arun Local Plan policy D DM1. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 3 All activity at the site is to be carried out in accordance with 'Arboricultural Method Assessment April 2026 12083_AMS.002 April 2026.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then no such works shall commence until a Method Statement, prepared by a suitably qualified arboriculturist, has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall stipulate how this can be achieved without adverse impact on tree roots.

Reason: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Arun Local Plan policies ENV DM4 and D DM1.

- 4 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the 'Biodiversity Enhancement Strategy by The Ecology Partnership Issue 2 dated August 2026' and 'Reptile Mitigation Strategy April 2026'.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species), and Arun Local Plan policy ENV SP1.

- 5 No development above damp proof course (dpc) shall take place until a scheme for protecting the proposed residential accommodation from noise from the nearby Shooting Club has been submitted to and approved by the Local Planning Authority. All such works which form part of the scheme shall be completed before any part of the residential accommodation is occupied.

Reasons: To safeguard the amenity of residents in accordance with Arun Local Plan policy QE DM1.

- 6 Prior to the development above damp proof course (dpc) level, details (including the source/manufacturer and colour) of all materials to be used on the external surfaces of the dwellings, garages and boundary treatments, as identified on the dwelling and boundary materials layout (Ref.DBML.01 Rev A), including facing bricks, roof tiles and cladding shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details, and the approved materials shall be retained for the lifetime of the development.

Reason: In the interests of amenity of the development in accordance with Arun Local Plan policy D DM1.

- 7 Plots 1, 2, 3, 5, 6, 7, 8, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 29, 32, 33, 36, 37, 39, 40, 41, 44, 52, 53, 55, 56, 57, 73, 74, 77, 78, 85, 88, 89 hereby permitted shall be constructed to meet the optional requirement M4(2) (Accessible and Adaptable Dwellings) of Approved Document M to the Building Regulations 2010 (as amended). These dwellings shall thereafter be retained and maintained in accordance with these standards for the lifetime of the development.

Plots 12, 60, 61, 72 hereby permitted shall be constructed to meet the optional requirement M4(3)

A (Wheelchair User Dwellings) of Approved Document M to the Building Regulations 2010 (as amended). These dwellings shall thereafter be retained and maintained in accordance with these standards for the lifetime of the development.

Reasons: To ensure that the development creates accessible and adaptable housing that caters to the changing needs of occupants, supporting an inclusive community in line with Arun Local Plan policies and the National Planning Policy Framework (NPPF).

- 8 All landscaping in accordance with the approved details shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Arun Local Plan policy D DM1.

- 10 Notwithstanding the provisions of Part 1, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) there shall be no extensions constructed under g (i) unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Arun Local Plan policy D DM1.

- 11 Notwithstanding the provisions of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no buildings or hard standing falling within Class E and F of Part 1 of Schedule 2 of the said order shall be constructed within the root protection area of the trees subject to a Tree Preservation Order (T11,T12,T13) within plots 41,53 and 54 without the prior grant of specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail to safeguard valuable trees on site in accordance with Arun Local Plan policy ENV DM4.

Statutory Biodiversity Gain Plan Condition

- 15 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This Reserved Matters application applies for an Outline planning application which was approved prior to mandatory BNG taking effect in 2024.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

INFORMATIVE: All other conditions on the outline that require approval in writing will require separate applications to be submitted to discharge these conditions.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), 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 0345 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: This permission does not formally discharge any of the drainage conditions imposed on the outline planning permission and separate applications will be required to discharge these. In addition, the applicant should note that this layout has been approved without agreement of WSCC Drainage Engineers and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new reserved matters application will need to be submitted. Please also note that any future submission to seek a discharge of the drainage conditions must be accompanied by full details in accordance with the guidance and checklist here <https://www.arun.gov.uk/surfacewater>.



Neil Crowther
Group Head of Planning

Case Officer: Amber Willard
Decision Issued: **23rd September 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road

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 6 months 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 should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

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 public highway (including the placing of skips on highway land).