



**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/44/18/RES

1 To Addressee

Luken Beck
30 Carlton Crescent
Southampton

SO15 2EW

2 Site Address

Oldlands Farm
Steyping Way

PO22 9NW

3 Description of Development

Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application)
for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37).

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;

- Site Location Plan - dwg. 1643.L003.0` Rev A
- Red Line Boundary - dwg. DLA.1643.L003.01
- Block Site Plan - dwg. 7999/SK100D
- Oldlands Farm Phasing Plan - dwg. DLA-1589-XX-XX-DR-L-07
- Development Heights Parameter Plan - dwg. DLA-XX-XX-DR-L08
- Illustrative Masterplan - dwg. DLA-1859-XXXX-DR-L-01 Rev P02
- Proposed Site Levels Contours Plan - dwg. RAM-0600-02-DR-CR-00001 Rev P01

- Floor Plans Unit 1 - dwg. 7999 SK103
- Office Accommodation Unit 1 - dwg. 7999 SK104
- Elevations Unit 1 - dwg. 7999 SK105
- Floor Plans Unit 2 - dwg. 7999 SK106
- Office Accommodation Unit 2 - dwg. 7999 SK107
- Elevations Unit 2 - dwg. 7999 SK108
- Floor Plans Unit 3 - dwg. 7999 SK109
- Office Accommodation Unit 3 - dwg. 7999 SK110
- Elevations Unit 3 - dwg. 7999 SK111
- Floor Plans Unit 4 - 7999 SK103
- Elevations Unit 4 - 7999 SK113

- Access Arrangement Plan and Sight Lines - RAM-0500-DR-CR-00001 P01
- Access Road Long Sections - RAM-0101-DR-CR-00001 Rev P01
- Swept Path Analysis Plan Sheet 1 of 5 - RAM-0119-02-DR-CR-00001 Rev P01
- Swept Path Analysis Plan Sheet 2 of 5 - RAM-0119-02-DR-CR-00002 Rev P01
- Swept Path Analysis Plan Sheet 3 of 5 - RAM-0119-02-DR-CR-00003 Rev P01
- Swept Path Analysis Plan Sheet 4 of 5 - RAM-0119-02-DR-CR-00004 Rev P01
- Swept Path Analysis Plan Sheet 5 of 5 - RAM-0119-02-DR-CR-00005 Rev P01

- Drainage Strategy - RAM-0500-02-DR-00001 Rev P07
- Flood Exceedance Route Plan - RAM-0500-02-DR-CR-0002 Rev P02
- Drainage Manhole Schedule - RAM-0200-02-SC-CR-00001 Rev P05
- Attenuation Tanks Typical Construction Detail - RAM-0500-02-SD-CR-0001 Rev P01
- Drainage Typical Construction Details - RAM-0500-02-SD-CR-00002 Rev P01
- Drainage Typical Construction Details - RAM-0500-02-SD-CR-00003 Rev P03
- Drainage Overflow Areas - RAM-0500-02-SD-CR-00004 Rev P02
- Concept Design Phase 2A Existing Ditch Retaining Solution No Gabion Option - RAM-DR-CB-00003 Rev P02
- Sections Through Oldlands Ditch Plan dwg. DLA-1859-XXXXDR-L06 P01

- Planting Plan (Sheet 1 of 4) - 02 Rev P02
- Planting Plan (Sheet 2 of 4) - 03 Rev P02
- Planting Plan (Sheet 3 of 4) - 04 Rev P02
- Planting Plan (Sheet 4 of 4) - 05 Rev P02
- Trees Affected / Tree Protection - 09 Rev P01

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

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No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

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: Conditions 18, 21, 22, 31 and 35 of planning approval AL/58/15/OUT are deemed to have been complied with through the details submitted in support of this application.

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.

Case Officer: Mr D Easton

Date of Decision:

13 December 2018



Neil Crowther
Group Head of Planning

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