



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
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website: www.arun.gov.uk/planning

Wilson House Limited
Brambles Business Park
Waterberry Drive
Waterlooville
Hampshire
PO7 7XX

Your Ref: AL/46/15/DOC

Please ask for:

Simon Davis

15 July 2015

Dear Mr House

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of matters reserved by condition imposed under AL/114/12/ relating to conditions 3, 4, 5, 7, 9, 12, 13, 15 & 16 for schedule of materials & finishes & samples, site set up during construction, public right of way, surface works for right of way, landscaping scheme, surface water drainage, SUDS system, translocation of reptile population & design of access road.

Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 3

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed dwellings and carports 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.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

The details submitted in respect of the main facing brick and tile materials for the dwellings, namely the following:

- (1) Freshfield Lane First Quality Multi Facings (Plots 1 & 3 Facing Brick);
- (2) Ibstock Bexhill Red 4010 (Plots 2 & 4 Facing Brick);
- (3) Rosemary Plain Clay Tiles - Alresford Blend (Plots 1 & 3 Roof Tile); and
- (4) Terreal Plain Clay Tiles - Purple Sandface (Plots 2 & 4 Roof Tile).

are considered to be satisfactory having regard to the appearance of the area and satisfy part of the condition. No samples have been submitted in respect of the Lintels, String Course, Sills or the Carport walls/roofs.

Therefore, this condition is only part discharged insofar as the submission of details relates and a further application will need to be made in respect of the other materials. Please note that the approved materials should be implemented in accordance with the approved samples.

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Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

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Karl Roberts
Director Planning & Economic Regeneration



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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 4

No development shall commence until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the parking of temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading/unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to the access.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted in respect of the construction site set up plan namely the plan referenced 1558-100 (November 2012) has been appraised by the Highway Authority, is considered to be satisfactory and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the site will be set up during construction in accordance with the approved details.

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Yours sincerely

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Director Planning & Economic Regeneration



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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 5

The existing public right of way (no. 297) across the site shall remain undisturbed unless and until it is legally stopped up or diverted prior to the commencement of any development hereby permitted. The alignment of any public right of way shall be protected by being clearly demarcated, signed and fenced, as may be approved by the Local Planning Authority, throughout the course of the development.

Reason: To safeguard the rights of the public.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted in respect of the diversion of the public right of way namely the copy of the Public Right of Way No. 297 Diversion Order dated 25/04/14 has been appraised by the Highway Authority, is considered to be satisfactory and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates.

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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 7

No development shall commence until such time as plans, details and construction specification showing the proposed surfacing works for Right of Way no. 297 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable materials are used for the surfacing works and to safeguard users of the public right of way.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The construction specification submitted in respect of the proposed surfacing works for the diverted Right of Way no. 297 (namely Opus Drawing no. FA E-F1631.00/300 & West Sussex County Council standard details referenced as S278/38/02A & 04/A) have all been appraised by the Highway Authority, are considered to accord with WSCC Highways Standards and therefore satisfy the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the diverted footpath shall be surfaced in accordance with the approved details.

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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 9

No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping. The approved details of the landscaping 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 policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The soft landscaping details (namely that on Drawing CS-612 01 Rev A) are considered to provide a detailed and adequate landscape scheme.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the landscaping works will be carried out in accordance with the approved drawings.

It is also noted and agreed that the responsibility for the maintenance of the scheme will fall within the remit of the private residents beyond the initial 12 months defects period.

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23 July 2015

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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 12

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted in respect of the proposed surface water drainage scheme (namely Email from OPUS dated 03/07/15, OPUS Drainage Plan Ref FA E-F1613.00/300 Rev P3 and OPUS Construction Details Ref FA E-F1613.00/310 Rev P2) have been appraised by the local Drainage Authority, are considered to be acceptable and satisfy the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the surface water drainage scheme will be implemented in accordance with the approved scheme.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 13

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted in respect of the maintenance manual for the surface water drainage system (namely OPS drawing FA-Ef1613.00/300 Revision P1 and the Opus letter dated 19/08/14 which includes supporting information) has been appraised by the local Drainage Authority, is considered to be acceptable and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the surface water drainage scheme will be managed and maintained in accordance with the approved scheme.

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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 15

Prior to development or any preparatory works commencing the reptile population shall be translocated only in accordance with the submitted reptile mitigation strategy and retained as such thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard resident reptile species in accordance with Local Plan policy GEN29 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The letter from Middlemarch Environmental dated 10 April 2015 is considered to satisfy the requirements of this condition and it is noted that the reptile mitigation works have been undertaken in accordance with the previously agreed mitigation strategy. The condition is therefore fully discharged.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

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Director Planning & Economic Regeneration

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Land adjoining Sunnyside Westergate Street, Westergate,

Notification regarding the above application:

Condition Number 16

No development shall commence until details of the design of the proposed access road, to incorporate a geo-cellular confinement system, have been submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed in accordance with the agreed details and retained as such thereafter.

Reason: In order to mitigate the impact of the access road on the Root Protection Area of the Pine Tree (T9) and ensure the retention of trees important in the landscape, to comply with policies GEN7 and GEN28 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted in respect of the design of the proposed access road namely Opus Drawing no. FA E-F1631.00/300 & West Sussex County Council standard details referenced as S278/38/02A, 04/A, 11A, 18A and 21A have been appraised by the Highway Authority, are considered to be satisfactory and satisfy the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the access road will be constructed in accordance with the agreed details and retained as such thereafter.

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Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

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Director Planning & Economic Regeneration

