

Westergate, Hook Lane

Planning Permission Ref: AL/107/16

Condition Type

PT Demo Prior to Demolition
PTC Prior to Commencement
PTO Prior to Occupation

Planning Condition No:		Condition Type	Drawing Ref:	Comments
1	The development hereby approved shall be carried out in accordance with the following approved plans: Site Layout Plan - 160104/SL Rev Y Site Layout Plan - 160104/CSL Rev G Boundary Plan - 160104/BP Rev H Tenure Plan - 160104/TP Rev G Management Company Plan - 160104/MC Rev C Materials Schedule - 160104/MS Rev K Parking Plan - 160104/PP Rev G Soft Landscape Proposals - BDWS20440 11G Sheets 1 to 4 Open Space Areas Plan - 160104/OS Rev C Landscape Masterplan - BDWS20440-10B Rev C Drawing list cont - refer to decision notice.	COMPLIANCE	-	NO SUBMISSION REQUIRED
2	Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses on Plots 1 through to 5, Plot 19, Plot 37, Plots 39 through to 44, Plot 67 and 79 (shown on Plan ref. 160104/SL Rev X) shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.	COMPLIANCE	-	NO SUBMISSION REQUIRED
3	No dwelling shall be occupied until provision for their car parking has been made within the site in accordance with the approved details shown on the 'Parking Plan' (ref. 160104/PP Rev F, dated April 2016) by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.	COMPLIANCE	-	NO SUBMISSION REQUIRED
4	No dwelling shall be occupied until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.	PTC/PTO	SuDS Maintenance Plan Rev 2, Conveyance/Deed Plan 1608/DP/01 Rev P1	PLEASE REFER TO SUDS MAINTENANCE PLAN AND CONVEYANCE PLAN FOR DETAILS OF FUTURE MAINTENANCE AND 3M EASEMENT OF ACCESS DITCH
5	The existing outfall pipe which leaves the site in an easterly direction towards Westergate Street identified in the Surface Water Drainage Strategy plan BSO/R4462/031 D, associated with this development, is to be cleared of any blockages and appropriately repaired, if required, prior to the discharge of any surface water flows into this network associated with the approved development.	COMPLIANCE	-	NO SUBMISSION REQUIRED - EAST BOUNDARY CULVERTED PIPE TO BE CLEARED PRIOR TO DISCHARGE OF ANY WATER SURFACE FLOWS
6	INFORMATIVE: Please note that related to this permission there is an agreement under Section 106 of the Town & Country Planning Act 1990. 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. INFORMATIVE: The Applicant intends to manage internal roads via the approved Management Company Plan (160104/MC Rev B) however if the intention is for part or all, or part of the internal road layout to be offered for adoption, the Applicant should provide both an adoptable layout plan setting out the extent of the proposed adoption and an accompanying Design Audit for consideration by the Local Highways Authority, West Sussex County Council, under a S38 application.	INFO	-	NO SUBMISSION REQUIRED