

DECISION NOTICE

Application Ref: A/154/19/PL

1 To Addressee

Cityzen Limited
Maritime House
Basin Road North
Hove
East Sussex
BN41 1WR

2 Site Address

Land between New Place Bungalow & Arundel Road
Arundel Road
Angmering
BN16 4ET

3 Description of Development

Variation of pre-commencement condition 6 following the grant of planning permission A/131/16/OUT to make the condition into a 2 part condition: a) Pre-commencement obligating the developer to apply to Southern Water to undertake their design works; and b) Pre-occupation obligating the developer to provide evidence to the LPA that the implemented design is fit for purpose.

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 Condition A/131/16/OUT to be varied to read:

The development shall progress in accordance with the details agreed with Southern Water in the submitted Section 98 Requisition of Public Sewer. Prior to occupation of the dwellings as-built drawings of the implemented foul and surface water sewerage disposal scheme together with a completion report, confirming that the scheme was built in accordance with the drawings and is fit for purpose, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies WDM2 and WDM3 of the Arun Local Plan.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: This permission relates to the variation of condition 6 of planning permission A/131/16/OUT only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number A/131/16/OUT remain in force and must be complied with. This decision only relates to the variation of Condition 6 of that planning permission.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Decision Issued: **21st February 2020**

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 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 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

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).