

Recommendation Report for

REF NO: A/245/21/AOO

LOCATION: Land North of Mayflower Way
Angmering
BN16 4AY

PROPOSAL: Submission to the Council of a Common Parts Scheme prior to 1st occupation as required under obligations on the Section 106 dated 11-02-20 linked to planning permission A/46/19/PL

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has considered the details you have submitted in order to satisfy an obligation contained in the Section 106 Agreement dated 11th February 2020 which relates to planning permission A/46/19/PL.

The following details you have submitted comply with the requirement to submit details of common parts which includes a landscaping scheme and green infrastructure and provisions for associated costs to be paid by the Management Company and/or owner and management and maintenance of such parts in perpetuity in accordance with Parts 2.1, 2.5 and 2.6 of the First Schedule .

- Drawing No. 56_14_150 Site Plan. (This shows all titled boundaries on the site. All areas outside the red boundaries are to be maintained by the management company.)

- Drawing No. 54_14_105 Soft Landscape Plan.

- Drawing No. Site Management Plan Landscaping-Specification for Planting Works dated 24-09-2020.

- Estimated Annual Estate Draft Budget 2022-2023. (This provided details of the estimated service charge to the management company and management company information.)

It is noted that Site Management Plan must be read in conjunction with Landscape drawing 56_14_105 reviewed every 5 years from the commencement of construction by the management company in order to keep the maintenance appropriate for the long term development of the site. A copy of the updated plan will be provided after each 5 yearly review. Any works to trees shall take into account Barrell Tree Consultancy's drawings and reports.

I confirm that these plans and details are acceptable to satisfy Paragraphs 2.1, 2.5 and 2.6 of the First Schedule in so far as submission of details relates.

REASON FOR DECISION

ADC GREENSPACE:
No objection. The Site Management Plan - Landscaping - Specification for Landscape works and Soft Landscape Plan Dwg No 54-14 105 have been previously submitted, agreed and approved.

APPROVED
To fully comply with the obligation the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again.

Please note this letter does not constitute a formal discharge of obligation under Section 106A of the Town and Country Planning Act 1990.

CONSULTATIONS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE