



**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: A/38/18/RES

1 To Addressee

Mr Chris Barker
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

2 Site Address

Manor Nursery
High Street

BN16 4AW

3 Description of Development

Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping.

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 drawings and submitted material:

Layout Plans

Drawing Number LOC 01 Rev. P1 - Location Plan - Manor Nursery, Angmering

Drawing Number SURVEY Rev. P1 - Survey, Manor Nursery, Angmering

Drawing Number BLOCK 01 Rev. P4 - Block Plan - Manor Nursery, Angmering

Drawing Number 100 Rev. P9 - Proposed Site Layout - roof plan

Drawing Number 101 Rev. P5 - House Type A (plot 1-6) Plans

Drawing Number 102 Rev. P4 - House Type A (plot 1-6) Elevations

Drawing Number 103 Rev. P2 - House Type B (plot 7-10) Plans and Elevations

Drawing Number 104 Rev. P3 - House Type C1, (plots 18-21) Plans & Elevations

Drawing Number 105 Rev P3 - House Type C2, (plots 22-23) Plans & Elevations

Drawing Number 106 Rev. P3 - House Type D1 (plot 26, 29, 32) (30 handed)

Drawing Number 107 Rev. P3 - House Type D2 (plot 24, 25)

Drawing Number 108 Rev. P2 - House Type E (plot 11, 27, 31) (28 handed)

Drawing Number 109 Rev. P2 - House Type F (plot 17) (12 handed) Plans and Elevations

Drawing Number 110 Rev. P3 - House Type G1 (plot 16)

Drawing Number 111 Rev. P5 - House Type G2 (plot 13)

Drawing Number 112 Rev. P2 - House Type H (plot 15) (14 handed)

Drawing Number 113 Rev. P1 - House Type C3, (plot 32) Plans & Elevations

Drawing Number 120 Rev. P4 - Street Elevation - Sheet 1

Drawing Number 121 Rev. P4 - Street Elevation - Sheet 2

Drawing Number 130 Rev. P3 - Garage Block - Plan and Elevation

Drawing Number 140 Rev. P1 - Bin Collection

Landscape Plans

Drawing Number LLD1275-LAN-DWG-201 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-202 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-203 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-204 Rev. 04 - Detailed Planting Plan, Manor Nursery, Angmering

Drawing Number LLD1275-LAN-DWG-100 Rev. 05 - Hard and Soft General Arrangement

Drawing Number LLD1275-LAN-DWG-200 Rev. 04 - Soft Landscape Layout - Infrastructure Planting

Engineering Plans

Drawing Number 920 - Site Access General Arrangement

Drawing Number 104 - Site Layout Proposed Levels Southern Path Link

Drawing Number 101 - Site Layout Proposed Levels

Drawing Number 103 - Site Layout Proposed Surface Finishes

Drawing Number 710 Rev. A - Site Layout - Refuse Vehicle Tracking

Drawing Number 711 - Site Layout - Fire Tender Tracking

Drawing Number 712 - Site Layout - Fire Tender Tracking

Detailed Plant Schedule and Specification (Ref. LLD1275-LAN-SCH-001
Rev. 03

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.

- 2 Notwithstanding the provisions of Class A, A.1, (g) within 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 rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

- 3 Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers for properties (on Plots 5, 6 and 24) facing the A280; and the facade treatment of all houses facing onto the A280. The approved noise mitigation shall be implemented in accordance with the details submitted.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic mitigation measures are implemented prior to the occupation of the development.

- 4 External Lighting in association with the development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 - Rural.

Reason: In order to safeguard the amenity, in accordance with Policy D DM1 and Policy QE DM2 of the Arun Local Plan.

- 5 Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

6

Prior to the commencement of development, the detailed Standard Assessment Procedure (SAP) calculations should be submitted (once detailed construction design has been undertaken) together with a timetable for how the 10% decentralised energy will be achieved, for approval in writing by the Local Planning Authority. The solar PV panels on the south facing roof slopes of Plots 1-11, 13-16, 27, 28 and 31 shall be implemented prior to the occupation of these dwellings and be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF and Policy ECC SP2 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 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: Any construction related pruning works are to be completed under supervision of the Local Authority tree officer. Pruning works must meet the BS 3998: 2010 Standards; in the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

Case Officer: Michael Eastham

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).

