

TOWN AND COUNTRY PLANNING ACT 1990

A/87/88

Details in pursuance of A/62/49 for erection of 38 no. dwellings together with garages and associated works (6 no. bungalows, 11 no. chalet style houses & 21 no. houses).

Land at East and West Drive
Ham Manor
Angmering Littlehampton
West Sussex

Approval of reserved matters following outline approval under A /0122/84

In pursuance of their powers under this Act and related Orders and Regulations the Council Approve The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: John Reynolds Associates
Edbrooke House
St Johns Road
St Johns Woking
Surrey GU21 1SE

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

10th August 1988

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CONDITION No : and finishes and, where so required by the Local Planning Authority such materials and finishes to be used for the external walls and roofs of the proposed buildings, and the driveways and other hard surfaced areas have been submitted to and approved by the Local Planning Authority.

REASON : in detail in the interests of amenity.

CONDITION 2 : No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 3 : All planting, seeding or turfing comprised in the approved details of 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 5 years from the completion of the 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.

CONDITION 4 : The existing trees to be retained shall be protected in a manner to be agreed with the Local Planning Authority for the duration of the development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the Local
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REASON : development.

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CONDITION 5 : No trenches or pipe runs for services and drains shall be cut or laid within 5 metres of the bole of any existing tree to be retained on this or adjoining sites.

REASON : In the interests of the environment of the development.

CONDITION 6 : No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or

fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 7 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995

no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forwardmost parts of the proposed buildings which fronts on a highway unless permission is granted by the Local Planning Authority on an application in that behalf.

REASONS : In order to safeguard the character and visual amenities of the locality

CONDITION 8 : The existing public right of way across the site shall remain undisturbed unless legally stopped up or diverted prior to the commencement of the development hereby permitted. The alignment of any public right of way shall be protected by temporary fencing as approved by the Local Planning Authority throughout the course of the development.

REASON :

CONDITION 9 : The visibility at the junction of each access way with East and/or West Drives shall be 2.4m x 70m in each direction.

REASON : In the interests of road safety.

CONDITION 10 : All accesses from the site to East &/or West Drives shall be laid out and constructed with kerb road, visibility splays and sight lines in all respects in accordance with plans and details submitted to and approved by the Local Planning Authority.

REASON : policy.

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CONDITION 11 : No work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted

REASON : In the interests of road safety.

CONDITION 12 : No work shall be carried out on site unless provision is available within the site, in accordance with details approved by the Local Planning Authority, for all temporary contractor's buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

REASON : To avoid undue congestion on the site and consequent obstruction to access.

CONDITION 13 : No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

REASON : In the interests of road safety.

CONDITION 14 : The development hereby permitted shall not proceed until details

of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.