

DECISION NOTICE

Application Ref: BE/103/19/RES

1 To Addressee

Luken Beck
30 Carlton Crescent
Southampton
SO15 2EW

2 Site Address

Land west of New Barn Lane
Bersted
PO21 5DN

3 Description of Development

Approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.

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 The development hereby approved shall be carried out in accordance with the following approved plans, drawings and documents:

18256 - S101 Location Plan
18256 - S102 Site Survey
18256 - P101C Proposed Site Layout
18256 - P103A Building Materials Layout
18256 - P104A Boundary Materials Layout
18256 - P105A Surface Materials Layout
18256 - P106A Car Parking Layout
18256 - P107A Refuse Strategy Layout
18256 - P108A Baker - Semi-Detached (Affordable) Floor Plans
18256 - P109A Baker - Semi-Detached (Affordable) Elevations (Brick)
18256 - P110A Bowyer - Detached Floor Plans
18256 - P111A Bowyer - Detached Elevations (Brick)
18256 - P112A Bowyer - Detached Elevations (Tile)
18256 - P113A Carver - Detached Floor Plans
18256 - P114A Carver - Detached Elevations (Tile Hanging)

18256 - P115A Carver - Detached Elevations (Board)
 18256 - P116A Chandler - Semi-Detached Floor Plans
 18256 - P117A Chandler - Semi-Detached Elevations (Brick)
 18256 - P118A Chandler - Semi-Detached Elevations (Tile)
 18256 - P119A Cooper - Semi-Detached Floor Plans
 18256 - P120A Cooper - Semi-Detached Elevations (Brick)
 18256 - P121A Mason - Detached Floor Plans
 18256 - P122A Mason - Detached Elevations (Brick)
 18256 - P123A Mason - Detached Elevations (Tile)
 18256 - P132A Ploughwright.2 - Baker Terrace - (Affordable) Floor Plans
 18256 - P133 Ploughwright - Baker Terrace - (Affordable) Roof Plan
 18256 - P134 Ploughwright - Baker Terrace - (Affordable) Elevations
 18256 - P135 Ploughwright - Cartographer - (Affordable) Floor Plans
 18256 - P136 Ploughwright - Cartographer - (Affordable) Elevations
 18256 - P137A Apartment Block - (Affordable) Ground Floor Plan
 18256 - P138 Apartment Block - (Affordable) First Floor Plan
 18256 - P139 Apartment Block - (Affordable) Roof Plan
 18256 - P140A Apartment Block - (Affordable) Front & Side Elevations
 18256 - P141A Apartment Block - (Affordable) Rear & Side Elevations
 18256 - P142 Single & Double Garage Floor Plans & Elevations (Gabled)
 18256 - P143A Twin Shared Carport & Garage Floor Plans & Elevations
 18256 - P144 Communal Store & Private Sheds Floor Plans & Elevations
 18256 - P148 Mason - Detached Elevations (Boarding)
 18256 - P149 Goldsmith - Detached Floor Plans
 18256 - P150 Goldsmith - Detached Elevations (Brick)
 18256 - P151 Goldsmith - Detached Elevations (Boarding)
 18256 - P152 Chandler - Semi-Detached Elevations (Boarding)
 18256 - P153 Permeability Plan
 DR-C-0151 Rev P03 Swept Path Analysis
 BELL22532-01A Tree Protection Plan
 BELL22532aia-ams Arboricultural Impact Assessment Revision A
 BELL22532 11 Soft Landscape Proposals Sheet 1 of 3 Rev A
 BELL22532 11 Soft Landscape Proposals Sheet 2 of 3 Rev A
 BELL22532 11 Soft Landscape Proposals Sheet 3 of 3 Rev A
 Landscape Specification - 19 September 2019 - by ACD Environmental
 Soft Landscape Management and Maintenance Plan - 19 September 2019 - by ACD Environmental
 Energy Statement - 16 September 2019 - by Southern Energy Consultants

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 2011-2031.

- 2 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings, which meets the minimum requirements for the year 2023 set out in Table 2.2 of the Arun Parking Standards SPD, shall be submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in accordance with the approved details and the charging points shall be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan 2011-2031, the Arun Parking Standards SPD and the

National Planning Policy Framework.

- 3 The use of the new access shall not commence until visibility splays of 2.4 metres by 40 metres have been provided at the proposed vehicular site access onto New Barn Lane in accordance with the drawing numbered A13395-T-001 approved under application BE/40/18/PL. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of amenity and to avoid unacceptable harm to highway safety in accordance with Policy T SP1 of the Arun Local Plan 2011-2031 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of Class A 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 extension shall be erected beyond the rear wall of the dwellinghouses 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 2011-2031.

- 5 The dwellings hereby permitted shall not be occupied unless and until full details, including a timetable for construction, of the proposed footpath linking the site with Winston Crescent have been submitted to and approved in writing by the local planning authority. The footpath shall be constructed in accordance with the approved details and maintained in good condition thereafter.

Reason: To ensure a safe and secure means of pedestrian access to and from the site in accordance with Policies H SP2a and T SP1 of the Arun Local Plan 2011-2031.

- 6 The apartment building hereby permitted shall not be occupied unless and until the adjoining land to the north-east of the site has been enclosed and landscaped as outdoor amenity space in accordance with the planning permission BE/106/19/PL.

Reason: To ensure adequate outdoor amenity space is provided for the residents of all new dwellings in accordance with Policies D SP1, D DM1 and QE SP1 of the Arun Local Plan 2011-2031 and Policy HDQ6 of the Bersted Neighbourhood Plan 2014-2029.

- 7 Prior to any construction works taking place or the introduction of any machinery and plant to the site, a pre-commencement site meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners. At this meeting protective fencing will be inspected to verify it is 'Fit for Purpose' as required under British Standard 5837 (2012) and has been erected and positioned exactly as shown on the Tree Protection Plan.

Reason: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area.

- 8 Tree pruning work must be carried out by an experienced and competent Arborist. Where branches are to be shortened, the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reason: In the interests of the trees' continued health and vitality and to accord with current industry guidelines and sound arboricultural practice to ensure the retention of the trees which make an important contribution to the locality in accordance with Policy ENV DM4 of the Arun Local Plan 2011-2031.

- 9 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the area in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.



Neil Crowther
Group Head of Planning

Case Officer: Raymond Cole

Decision Issued: 28th April 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).