



**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: EG/6/18/RES

1 To Addressee

Genesis Town Planning
26 Chapel Street
Chichester
West Sussex
PO19 1DL

2 Site Address

Eastergate Fruit Farm
Barnham Road

PO20 3RP

3 Description of Development

Approval of reserved matters following outline consent EG/71/14/OUT for the erection of 60 No. dwellings with new vehicular access, open space & ancillary works.

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:

Location Plan : 17-1103-001 (For info)

Development Constraints and Opportunities : 17-1103-004 (For Info)

Planning Layout Sheet 1 : 17-1103-005-B (Layout)

Planning Layout Sheet 2 : 17-1103-006-B (Layout)

Planning Layout (Colour) : 17-1103-007-B (Layout)

Massing and Active Frontage Sheet : 17-1103-010-B (Layout and Scale)

Massing and Active Frontage Sheet : 17-1103-011-B (Layout and Scale)

Refuse Strategy Sheet 1 : 17-1103-012-B (Layout)

Refuse Strategy Sheet 2 : 17-1103-013-B (Layout)

Parking Strategy Sheet 1 : 17-1103-014-B (Layout)

Parking Strategy Sheet 2 : 17-1103-015-B (Layout)

Floor Plans and Elevations: (All Scale and Appearance)

Plots 1 and 2 : 17-1103-020-A

Plot 3 : 17-1103-021

Plot 4 : 17-1103-022

Plot 5 : 17-1103-023

Plot 6 : 17-1103-024

Plot 7 : 17-1103-025

Plots 8 and 9 : 17-1103-026

Plots 10 and 11 : 17-1103-027-A

Plot 12 : 17-1103-028

Plot 13 : 17-1103-029

Plot 14 : 17-1103-030

Plot 15 : 17-1103-031

Plot 16 : 17-1103-032-A

Plots 17, 18 and 19 : 17-1103-033

Plots 20, 21 and 22 : 17-1103-034-A

Plots 23 and 24 : 17-1103-035-A

Plots 25, 26 and 27 : 17-1103-036-A

Plots 28, 29, 30 and 31 : 17-1103-037

Plots 32, 33 and 34 : 17-1103-038-A

Plots 35 and 36 : 17-1103-039

Plot 37 : 17-1103-040

Plot 38 : 17-1103-041

Plots 39, 40 and 41 : 17-1103-042

Plots 42 and 43 : 17-1103-043

Plots 44 and 45 : 17-1103-044

Plot 46 : 17-1103-045

Plots 47 and 48 : 17-1103-046

Plots 49 and 50 : 17-1103-047

Plot 51 : 17-1103-048

Plot 52 : 17-1103-049

Plot 53 : 17-1103-050

Plot 54 : 17-1103-051

Plot 55 : 17-1103-052

Plot 56 : 17-1103-053

Plot 57 : 17-1103-054

Plot 58 : 17-1103-055

Plot 59 : 17-1103-056

Plot 60 : 17-1103-057

Garages : 17-1103-070

Sub-station and outbuildings : 17-1103-071

Walls and Fences: 17-1103-072

Site Sections : 17-1103075 (Layout, Scale and Appearance)

Trees and Hedgerows to be retained and removed Sheet 1 : 17-1103-016 (Landscaping)

Trees and Hedgerows to be retained and removed Sheet 2 : 17-1103-017 (Landscaping)

Soft Landscape Proposals: Sheets 1-6 : LIN21632-11-B (Landscaping)

Hard Surfaces Plan Sheets 1-6 : LIN21632-12-B (Landscaping, Layout and Appearance)

Play Area Proposals : LIN21632-20-B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the Development Plan including policies GEN5, GEN 7, GEN8, GEN9 GEN12, GEN15, GEN20, GEN23, GEN28, GEN29 GEN32, GEN33 and DEV17 of the Arun District Local Plan.; Policies H DM1, AH SP2, D DM1, D DM2, ECC SP1, ECC SP2, HWB SP1, OSR DM1, OSR SP1, T SP1, T DM1, ENV SP1, ENV DM3, ENV DM4, ENV 5, W SP1, W DM1, W DM3 and WM DM1 of the Emerging 2011-2031 Arun Local Plan (with Proposed Modifications January 2018) ; Policies ES1, ES5, ES6, ES8, ES10, ES11, GA2, GA4, CLW4, H1, H3, H4, H5, H6 and H7 of the 'made' Barnham and Eastergate Neighbourhood Plan 2014;

- 2 Prior to the commencement of any dwelling the development hereby approved, a detailed level survey of the site showing the existing and proposed finished ground levels and the slab levels of the buildings and landscaped areas subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of 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 dormer windows or other alterations to the roof which alter the shape, form or add to the volume of the dwelling houses shall be constructed unless permission is 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 GEN7 of the Arun District Local Plan.

INFORMATIVE: This permission conveys consent under planning legislation only and contravention with other legislation e.g. protection of wildlife etc. should be considered.

This applies in particular to any clearance works taking place on the site prior to the requirements of condition 12 (ecology) on the outline planning permission being discharged.

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.



Neil Crowther
Group Head of Planning

Case Officer: Andrew Amery

Date of Decision:

25 May 2018

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