TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: BR/77/03/

1 **To Addressee**

The Seaman Partnership
Unit 2
Martins Barn
Birdham Road
Chichester West Sussex
PO20 7BX

2 **Site Address**

Hawthorn & Nyewood House
Hawthorn Road
Bognor Regis

3 **Description of Development**

Proposed erection of 41 No. houses and flats together with associated external works, including parking.

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 plan and subject to compliance with the conditions specified.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have 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 by endeavouring to achieve a building of visual quality in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 3 The proposed new estate road shall be laid out to include visibility splay lines at both sides of its junction with Hawthorn Road. These splay areas are to be defined by:-

(i) A line 4.5 metres long measured along the centre line of the

proposed estate road from the line of the nearer edge of the carriageway of Hawhtorn Road.

(ii) A line 90 metres long measured along the nearer edge of the carriageway of Hawthorn Road from its intersection with the centre line of the proposed road.

(iii) The straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of Hawthorn Road .

Reason: In the interests of road safety in accordance with policies G1 and T14 of the West Sussex Structure Plan and DEV4 of the of the West Sussex Structure Plan, 2001 - 2016 Deposit Draft, and policy GEN7 of the Arun District Local Plan.

CONDITION 4 No development shall take place unless and until details of the layout and specification of and construction programme for/the roads, footpaths and casual parking areas/the foul and surface water drainage and means of disposal/have been submitted to and approved by the Local Planning Authority. No house shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

Reason: To secure satisfactory standards of access and drainage for the proposed development in accordance with policies G1 of the West Sussex Structure Plan, ERA 4 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, and policy GEN7 of the Arun District Local Plan.

CONDITION 5 The buildings hereby permitted shall not be occupied until all accesses to the site other than hereby approved have been stopped up permanently and obliterated.

Reason: In the interests of road safety in accordance with policies G1 and T14 of the West Sussex Structure Plan, policy DEV4 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, and GEN7 of the Arun District Local Plan.

CONDITION 6 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water drainage system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.

Reasopn To prevent risk of flooding.

CONDITION 7 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, and policy GEN7 of the Arun District Local Plan.

CONDITION 8 The existing trees/bushes/hedges, (including the group at the Hawthorn Road frontage) shall be/retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, 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 seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity, /the ecological quality/and for the environment of the area in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft and policy GEN7 of the Arun District Local Plan.

CONDITION 9 No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft and policy GEN7 of the Arun District Local Plan.

CONDITION 10 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: To protect tree roots from damage likely to lead to the loss of the tree in the interests of the visual amenities of the locality in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, and policy GEN7 of the Arun District Local Plan.

CONDITION 11 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft, and GEN7 of the Arun District Local Plan.

CONDITION 12 Details of the play area shall be submitted to and approved in writing by the local planning authority before development is commenced.

Reason: In the interests of visual amenity and safety.

CONDITION 13 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication 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 in accordance with policies G1 of the West Sussex Structure

Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 14 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 15 This permission relates to the amended layout plan submitted on 9th June 2003 and not to the layout plan originally submitted.

Reason: For the avoidance of doubt.

CONDITION 16 INFORMATIVE

The applicant should note that under part 1 of the Wildlife & Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionaly take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and, therefore, removal of dense bushes, ivy or trees etc. during this period could lead to an offence under the Act.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr K Wheway

24th December 2003

Decision Notice Issued:

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