

DECISION NOTICE

Application Ref: CM/48/21/RES

1 To Addressee

Foreman Homes
Unit 1 Station Industrial Park
Duncan Road
Park Gate
Southampton
SO31 1BX

2 Site Address

Land to the West of Church Lane
South of Horsemere Green Lane
Climping

3 Description of Development

Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

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 drawings

- 20.050.01 - Location Plan
- 20.050.02 - Site Plan Rev AA
- 20.050.03 - Block R Plots 1-16 Elevations Rev G
- 20.050.04 - Block R Plans Rev E
- 20.050.05 - Block S Plots 10-13 - Elevations Rev G
- 20.050.06 - Block S Plans Rev E
- 20.050.07 - Block B (CA1) (Formally block T) Rev C
- 20.050.08 - Block C (CA1) Rev E
- 20.050.09 - Block F (CA1) Rev E
- 20.050.10 - HT C (CA1) Rev D

20.050.11 - HT A (CA2) Rev C
20.050.12 - HT B (CA2) Rev C
20.050.13 - HT C (CA2) Rev C
20.050.14 - HT D (CA2) Rev D
20.050.15 - HT E (CA2) Rev C
20.050.16 - HT F (CA2) Rev C
20.050.17 - Block B (CA2) Rev C
20.050.18 - Block C (CA2) Rev F
20.050.19 - Block E (CA2) Rev D
20.050.20 - Block K (CA2) - Elevations Rev C
20.050.21 - Block K (CA2) - Floorplans Rev D
20.050.22 - HT B (CA1) Rev B
20.050.24 - HT D (CA2) Wayfinding Rev C
20.050.25 - Block A (CA2) Rev D
20.050.26 - HT F (CA1) Rev C
20.050.27 - Block D (CA2) Rev F
20.050.30 - Block D (CA1) Rev E
20.050.31 - Block F (CA2) Rev D
20.050.32 - Block H (CA2) Rev D
20.050.33 - Block H - Plans (CA2) Rev D
20.050.34 - Class D1 - Plans Rev C
20.050.35 - Class D1 - Elevations Rev D
20.050.36 - Class A1 - Plans Rev D
20.050.37 - Class A1 - Elevations Rev E
20.050.38 - Block O - Elevations(CA2) Rev D
20.050.39 - Block O - Plans (CA2) Rev D
20.050.40 - HT D (CA2) Wayfinding Rev C
20.050.41 - Block Q - Elevations (CA2) Rev C
20.050.42 - Block Q - Plans (CA2 Rev D
20.050.43 - HT G (CA4) Rev C
20.050.44 - HT B (CA4) Rev D
20.050.45 - HT C (CA4) Rev B
20.050.46 - HT Cv (CA4) Rev F
20.050.47 - HT E (CA4) Rev C
20.050.48 - HT F (CA4) Rev EM
20.050.49 - Block A (CA4) Rev D
20.050.50 - Block D (CA4) Rev EM
20.050.52 - Block F (CA4) Rev C
20.050.53 - Block L (CA4) Rev E
20.050.55 - HT A (CA5) Rev D
20.050.56 - HT B (CA5) Rev C
20.050.57 - HT C (CA5) Rev D
20.050.58 - HT E (CA5) Rev C
20.050.59 - Block A (CA5) Rev F
20.050.60 - Block B Wayfinding (CA5) Rev F
20.050.61 - Block C (CA5) Rev F
20.050.62 - Block E (CA5) Rev D
20.050.63 - Block F (CA5) Rev D
20.050.64 - Block G (CA5) Rev G
20.050.65 - Block H - Elevations (CA5) Rev D
20.050.66 - Block H - Plans (CA5) Rev C
20.050.68 - Block D Rev G

20.050.69 - Key Building HT F Rev D
 20.050.70 - Key Building HT C Rev D
 20.050.71 - Single garage Rev A
 20.050.72 - Single Plus garage Rev A
 20.050.73 - Twin Garage Rev A
 20.050.75 - Key Building HT F (CA2) Rev C
 20.050.77 - Key Building HT C (CA4) Rev C
 20.050.79 - House Type Key Plan Rev M
 20.050.80 - Street Scenes page 1 Rev H
 20.050.81 - Street Scenes Page 2 Rev H
 20.050.82 - Street Scenes Page 3 Rev H
 20.050.83 - Street Scenes Page 4 Rev H
 20.050.85 - Affordable Housing Plan Rev K
 Design Code - Climbing Design Code Rev G
 20.050.86 - Street Scenes Page 5 Rev H
 20.050.87 - Street Scenes Page 6 Rev H
 20.050.88 - Street Scenes Page 7 Rev H
 20.050.89 - Character Areas Plan Rev G
 20.050.90 - Section 106 Open Space Plan - Rev G
 20.050.92 - Parking Plan Spaces for Disabled Persons Rev A
 DD406L01 - Landscape General Arrangement Plan 1/7 Rev H
 DD406L02 - Landscape General Arrangement Plan 2/7 Rev H
 DD406L03 - Landscape General Arrangement Plan 3/7 Rev H
 DD406L04 - Landscape General Arrangement Plan 4/7 Rev H
 DD406L05 - Landscape General Arrangement Plan 5/7 Rev H
 DD406L06 - Landscape General Arrangement Plan 6/7 Rev H
 DD406L07 - Landscape General Arrangement Plan 7/7 Rev H
 DD406L08 - Illustrative Landscape Plan Rev A
 Q9755 Rev A - Fitness Trail
 DD406L12 to 41 - Detailed Planting Plans Sheet 1 to 30 Rev C
 DD406L42 - Central Green Illustrative Landscape Plan
 20.050 Rev A - Play Provision Booklet - 7th November 2023

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No development above damp proof course (DPC) level shall take place 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/setting of the nearby Listed Buildings by endeavouring to achieve a development of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.

- 3 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained and in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and been approved in writing by the Local Planning Authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

- 5 No dwelling shall be occupied until the roads, footways, and parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

- 6 No dwelling shall be occupied until the garages and parking areas for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

- 7 Prior to occupation of any of the dwellings, details of the proposed electric vehicle charge points to serve the development shall be submitted to the Local Planning Authority for approval and thereafter installed in accordance with the approved details. The charge points shall be retained and maintained in good working condition. Charge points should be Mode 3, 7kw fast chargers as a minimum standard.

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 QE DM3 (c) of the Arun Local Plan, the Arun District Council Parking Standards SPD (January 2020) and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because of the need to install the wiring in the ground.

- 8 Prior to the commencement of the development details showing the proposed location of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. This shall include details of phasing for the delivery of the fire hydrants. These approvals shall not be unreasonably withheld or delayed.

Reason: In the interests of amenity and in accordance with policy INF SP1 and T SP1 of the Arun Local Plan and in accordance with The Fire & Rescue Service Act 2004.

- 9 Prior to the first occupation of any dwelling forming part of the proposed development, the developer shall at their own expense install the required fire hydrants (as approved under Condition 8 of this approval) in the approved locations to BS:750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrants shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner/occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with policy INF SP1 and T SP1 of the Arun Local Plan and in accordance with The Fire & Rescue Service Act 2004.

- 10 A scheme for external lighting shall be submitted and approved in writing by the Local Planning Authority. The scheme shall ensure that the lighting is sensitive to bats by minimising the lighting of the woodland along the southern and western boundaries and 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.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE: The applicant is advised that any proposed structures on, under, above or adjacent to any roads, watercourses etc, are required to be subject to the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges. The applicant should contact the WSCC Structures Team to commence this process. The applicant should note that the failure to obtain technical approval may prevent the future adoption of the structure as part of the public highway or otherwise and as a consequence may incur additional works to bring the works up to a suitable standard.

INFORMATIVE: The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway
The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

INFORMATIVE: The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: A surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition



Neil Crowther
Group Head of Planning

Case Officer: Jonathan Lee

Decision Issued: **15th December 2023**

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).