TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: EG/12/99/

1 **To Addressee**

Mr A Greenwood MRTIP
94 The Street
Rustington
Littlehampton
West Sussex
BN16 3NJ

2 **Site Address**

Holmdale Sawmills
Fontwell Avenue
Eastergate

3 **Description of Development**

Outline application for residential development (Departure from the Development Plan)

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 permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

(a) the layout of the site;
(b) the number, siting, design and external appearance of the buildings;
(c) the landscaping of the site;
(d) the means of access to the site.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning

Act 1990.

CONDITION 3 The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Reason: In the interests of road safety and to accord with approved policy.

CONDITION 4 The access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-

(2) (a) A line 2.4 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Wandleys Lane.

(b) Lines 70 metres long on each side of the access measured along the nearer edge of the carriageway of Wandleys Lane, from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety.

CONDITION 5 The dwellings 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.

CONDITION 6 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.

CONDITION 7 Before development is commenced a detailed survey of soil contamination shall be undertaken and the details submitted to the Local Planning Authority and any remedial works required shall be carried out.

Reason: In the interests of safety.

CONDITION 8 The development hereby permitted shall not proceed until details of the proposed surface water 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.

CONDITION 9 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 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

CONDITION 10 Nothing other than uncontaminated excavated natural materials shall be tipped on the site.

Reason: To prevent pollution of the water environment.

CONDITION 11 Details of slab levels shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

Reason: In the interests of amenity.

CONDITION 12 Details relating to the provision of public open space shall be submitted to and approved by the Local Planning Authority and shall thereafter be undertaken in accordance with the Coucil's standards prior to the 10th dwelling being occupied.

Reason: In the interests of amenity and to ensure compliance with Council policies.

CONDITION 13 A new footpath, details of which shall be submitted to and approved by the Local Planning Authority, shall be constructed between the new site access and the A29 before occupation of the dwellings hereby approved,

Reason; In the interests of highway safety.

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

Case Officer: Mr D P Harris

16th February 2000

Decision Notice Issued:

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