



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: FP/194/14/PL

1 To Addressee

BDW Southampton
 Tollbar House
 Tollbar Way
 Hedge End
 Southampton
 SO30 2UH

2 Site Address

Site 6
 Meadowskeep Phase 2

 PO22

3 Description of Development

Variation of conditions 2 & 9 imposed under FP/224/11 relating to approved plans.

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 compliance with the conditions specified below.

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Condition 2:

The development hereby approved shall be carried out in accordance with the following (in part) approved plans:

PLAN-LOC/110113
 PLAN-LAY/PH2/110113 Rev E
 PLAN-LAY/PH5/110113-1 Rev F
 PLAN-LAY/PH5/110113 -2 Rev E
 PLAN-LAY/PH5/110113-3 Rev A
 PLAN-LAY/PH4/110113 Rev F
 PLAN-LAY/AO/PH2/110113
 PLAN-LAY/AO/PH4/110113
 PLAN-LAY/AO/PH5/110113-1
 PLAN-LAY/AO/PH5/110113-2

D18/547/CP/2-01 J
 EXT-WKS/PH2/110113/05 J

SCE/PH2/110113
 SCE/PH4/110113
 SCE/PH5/110113

4347:80
 4347:82
 4347:700
 4347:71
 4348:04 Rev B
 4348:06 Rev B
 4347:06 Rev B
 4348:05 Rev B
 4347:72
 4347:81
 4347:83
 4347:701
 4347:70
 4347:05 Rev B
 4248.01 Rev U

D1530.L.270 Rev D
 L.272 Rev D
 L.221 Rev F
 L.271 Rev D
 L.203 Rev F
 L.202 Rev F
 L.220 Rev G
 L.303 Rev C

Various house types plans and elevations as contained with schedule D110113

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

Condition 9:

All garages, (including any integral garages), parking spaces and cycle parking facilities shown on Site Layout drawing nos PLAN-LAY/PH2/110113 Rev D (excluding plot 288), PLAN-LAY/PH4/110113 Rev F, PLAN-LAY/PH5/110113-1 Rev F and 110113-2 Rev E shall be provided prior to the occupation of the dwelling(s) which they are intended to serve. The parking spaces and garages shall be allocated to the dwellings according to the number which appears in brackets at each plot on the aforementioned drawing. Thereafter garages, parking spaces and facilities shall be permanently retained for vehicle and cycle parking purposes unless the Local Planning Authority gives prior written approval for any variation.

Reason: In the interests of highway safety and to ensure that facilities are provided and retained for a range of transport modes and in the interests of clarity to ensure that parking is allocated to numbered plots. To accord with policies GEN7 & SITE6 of the Arun District Local Plan.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr N Crowther

Date of Decision:

6 January 2015

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
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 First 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 your local planning authority's decision on your application, 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 your local planning authority's decision on your application, 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.

For all other cases, if you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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).