



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: FP/55/15/PL

1 To Addressee

David Wilson Homes
Tollbar House
Tollbar Way
Hedge End
Hampshire
SO30 2UH

2 Site Address

Site 6
Phases 4 & 5

PO22 8FX

3 Description of Development

Erection of 38 No. residential dwellings with associated access, parking, landscaping & works (amended proposals for site already approved for residential development).

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 and the obligations under the section 106 agreement.

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2

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

PH5B-D_150205_SS rev A
 PLAN-LAY_PH5B-D_150205_AO rev A
 PLAN-LAY_PH5B-D_150205_CSL rev A
 PLAN-LAY_PH5B-D_150205_SL rev A
 PLAN-MAT_PH5B-D_150205_MP
 PRELIMINARY_PLAN-MAT_PH5B-D_150205_MP

4G5_PH5.B-D_150205_AB_EP
 COR.1_PH5.B-D_150205_HT-EL
 COR.1_PH5.B-D_150205_HT-FP
 COR_PH5.B-D_150205_HT-EL
 COR_PH5.B-D_150205_HT-FP
 DG1_PH5.B-D_150205_AB_EP
 DG6_PH5.B-D_150205_AB_EP
 DG9_PH5.B-D_150205_AB_EP
 IRV_PH5.B-D_150205_HT-EL
 IRV_PH5.B-D_150205_HT-FP
 LAY.1_PH5.B-D_150205_HT-EL.
 LAY.1_PH5.B-D_150205_HT-FP
 LAY.3_PH5.B-D_150205_HT-EL.
 LAY.3_PH5.B-D_150205_HT-FP.
 LAY_PH5.B-D_150205_HT-EL.
 LAY_PH5.B-D_150205_HT-FP.
 SG1_PH5.B-D_150205_AB_EP
 SHE_PH5.B-D_150205_HT-EL
 SHE_PH5.B-D_150205_HT-FP
 WIN.3_PH5.B-D_150205_HT-EL
 WIN.3_PH5.B-D_150205_HT-FP
 WIN_PH5.B-D_150205_HT-EL
 WIN_PH5.B-D_150205_HT-FP

5151-01 Drainage Layout
 5151-02 External Levels Layout

BDWS19795aia_amsplan03
 D1530 - DI Sheet - Phase 5 - 270215
 D1530.L.370
 D1530.L.371
 D1530.L.374

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.

3

The disposal of foul sewage shall be to the Ford Waste Water Treatment Works only.

Reason: In the interests of amenity and to ensure that foul drainage is disposed of where there is capacity in accordance with policy GEN7 and GEN9 of the Arun District Local Plan.

- 4 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with the National Planning Policy Framework.

- 5 No occupation of dwellings approved by this permission shall occur until the improvements to the existing sewage system as required by Souther Water have been completed.

Reason: To ensure an adequate drainage system is provided in accordance with the National Planning Policy Framework.

- 6 The Construction Environment Management Plan (CEMP) submitted to and received by the Local Planning Authority on 28th May 2008 shall be adhered to in the development hereby approved, and this shall include the undertaking of risk assessments as detailed construction methods become known, and the production of method statements to be developed to control the risks identified. These assessments and methods statements shall be made available to the Local Planning Authority at any time on its request. Should the Authority not agree with any such risk assessment or method statement, then it shall be revised and represented to the Authority for its written approval.

Reason: To ensure that development adheres to the Environmental Statement which formed part of the outline permission, planning ref: FP/92/04/ which the current application is intended to support.

- 7 All garages, (including any integral garages), parking spaces and cycle parking facilities shown on Site Layout drawing no. D42/ 5250/ SL5/ 01 Rev C 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.

- 8 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, 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 five years from the completion of 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 policy GEN7 of the Arun District Local Plan.

- 9 The existing trees shall be 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 and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 10 No trees to be retained on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until 2 years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period shall be replaced 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 and for the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 11 When excavating for new developments foundations any root structure exposed with a diameter of over 25mm should be retained unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally 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 or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: The applicant is advised that, as from 6 April 2008, the submission of a 'Site Waste Management Plan' (SWMP) is mandatory for all construction projects in England with a project cost greater than £300,000 (excluding VAT) under the provisions of Section 54 of the Clean Neighbourhoods and Environment Act 2005. Further information on the requirements of SWMPs and how they should be applied in practice can be obtained from DEFRA, 6/F7 6D, Ergon House, Horseferry Road, London, SW1P 2AL, Tel. (0207) 2384847 or at their website:

www.defra.gov.uk/constructionwaste

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Karl Roberts
Director Planning & Economic Regeneration

Case Officer: Mr N Crowther

Date of Decision:

19 November 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

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