

DECISION NOTICE

Application Ref: F/15/24/RES

1 To Addressee

Tor & Co
23 Heddon Street
London
W1B 4BQ

2 Site Address

Land at Ford Airfield
Ford

3 Description of Development

Approval of reserved matters (layout, scale, appearance and landscaping) following outline permission F/4/20/OUT for phase RM1 (North), for the erection of 341 No. residential dwellings plus associated roads, infrastructure, parking, landscaping and associated works. This application affects a Public Right of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

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 plans:

SITE LOCATION PLAN 180641-TORRMN1-MP-P001 REV A

Existing Block Plan 180641-TOR-RMN1-MP-P1000 REV A

Proposed Block Plan 180641-TORRMN1-MP-P002 Rev E

Proposed Site Layout & Roof Plan 180641-TOR-RMN1-MP-P003 Rev F

Proposed Part M Plan 180641-TORRMN1-MP-P005 Rev E

Proposed Storey Heights Plan 180641-TOR-RMN1-MP-P006 Rev E

Proposed Garden Depths & Separation Distances Plan 180641-TOR-RMN1-MPP007 Rev E

Proposed Parking Plan 180641-TORRMN1-MP-P008 Rev F

Proposed Refuse Strategy Plan 180641-TOR-RMN1-MP-P009 Rev E

Proposed Materials Plan 180641-TORRMN1-MP-P010 Rev F

180641-Ford-RM1 Accommodation Schedule Rev D

Proposed Housing Mix and Tenure Plan 180641-TOR-RMN1-MP-P004 Rev E

Proposed Street Scene Elevations Ford Lane Character Area 180641-TOR-RMN1-MP-P100, Rev D
Proposed Street Scene Elevations St Mary's Meadow Character Area (1 of 3) 180641-TOR-RMN1-MP-P101, Rev B
Proposed Street Scene Elevations St Mary's Meadow Character Area (2 of 3) 180641-TOR-RMN1-MP-P102, Rev B
Proposed Street Scene Elevations St Mary's Meadow Character Area (3 of 3) 180641-TOR-RMN1-MP-P103, Rev C
Proposed Street Scene Elevations Arun Way & Landings Green Character Area 180641-TOR-RMN1-MP-P105, Rev C
Proposed Street Scene Elevations Arun Way & Landings Green Character Area 180641-TOR-RMN1-MP-P104, Rev C

RM1 Site Sections Sheet 1 2205771-D180 Rev B
RM1 Site Sections Sheet 1 2205771-D180 Rev A

Apartment Type 1 Proposed Ground Floor Plan 180641-TOR-RMN1-APT1-P001, Rev D
Apartment Type 1 Proposed First Floor Plan 180641-TOR-RMN1-APT1-P002, Rev D
Apartment Type 1 Proposed Second Floor Plan 180641-TOR-RMN1-APT1-P003, Rev D
Apartment Type 1 Proposed Elevations 1 180641-TOR-RMN1-APT1-P010, Rev E
Apartment Type 1 Proposed Elevations 2 180641-TOR-RMN1-APT1-P011, Rev E
Apartment Type 3 Proposed Ground Floor Plan 180641-TOR-RMN1-APT3-P001, Rev E
Apartment Type 3 Proposed First Floor Plan 180641-TOR-RMN1-APT3-P002, Rev E
Apartment Type 3 Proposed Second Floor Plan 180641-TOR-RMN1-APT3-P003, Rev E
Apartment Type 3 Proposed Elevations 1 180641-TOR-RMN1-APT3-P010, Rev E
Apartment Type 3 Proposed Elevations 2 180641-TOR-RMN1-APT3-P011, Rev E

Composite Landscape Masterplan RM1, RM4, and RM Infrastructure 180641-TOR-RM1-XX-DR-L-P-024, Rev H
Landscape Key plan RM1 180641-TOR-RM1-XX-DR-L-P-001, Rev F

Hardworks and Boundaries 1 of 10 RM1 TOR-RM1-XX-DR-L-P-002 Rev E
Hardworks and Boundaries 2 of 10 RM1 TOR-RM1-XX-DR-L-P-003 Rev E
Hardworks and Boundaries 3 of 10 RM1 TOR-RM1-XX-DR-L-P-004 Rev E
Hardworks and Boundaries 4 of 10 RM1 TOR-RM1-XX-DR-L-P-005 Rev E
Hardworks and Boundaries 5 of 10 RM1 TOR-RM1-XX-DR-L-P-006 Rev E
Hardworks and Boundaries 6 of 10 RM1 TOR-RM1-XX-DR-L-P-007 Rev F
Hardworks and Boundaries 7 of 10 RM1 TOR-RM1-XX-DR-L-P-008 Rev E
Hardworks and Boundaries 8 of 10 RM1 TOR-RM1-XX-DR-L-P-009 Rev E
Hardworks and Boundaries 9 of 10 RM1 TOR-RM1-XX-DR-L-P-010 Rev E
Hardworks and Boundaries 10 of 10 RM1 TOR-RM1-XX-DR-L-P-011 Rev F
Softworks 1 of 10 RM1 TOR-RM1-XX-DR-L-P-012 Rev D
Softworks 2 of 10 RM1 TOR-RM1-XX-DR-L-P-013 Rev D
Softworks 3 of 10 RM1 TOR-RM1-XX-DR-L-P-014 Rev D
Softworks 4 of 10 RM1 TOR-RM1-XX-DR-L-P-015 Rev D
Softworks 5 of 10 RM1 TOR-RM1-XX-DR-L-P-016 Rev D
Softworks 6 of 10 RM1 TOR-RM1-XX-DR-L-P-017 Rev E
Softworks 7 of 10 RM1 TOR-RM1-XX-DR-L-P-018 Rev D
Softworks 8 of 10 RM1 TOR-RM1-XX-DR-L-P-019 Rev D
Softworks 9 of 10 RM1 TOR-RM1-XX-DR-L-P-020 Rev D
Softworks 10 of 10 RM1 TOR-RM1-XX-DR-L-P-021 Rev E

RM1 - Vehicle Tracking and Visibility Plan (Sheet 1 of 2) 2205771-D002, Rev E

RM1 - Vehicle Tracking and Visibility Plan (Sheet 2 of 2) 2205771-D003, Rev E

RM1 - Levels Strategy (Sheet 1) 2205771-160 Rev F

RM1 - Levels Strategy (Sheet 2) 2205771-161 Rev F

House Type: 122 Proposed Floor Plans 180641-TOR-RMN1-HT122-P001, Rev B

House Type: 122 Type 1: Elevations 180641-TOR-RMN1-HT122-P002, Rev B

House Type: 122 Type 2: Elevations 180641-TOR-RMN1-HT122-P003, Rev B

House Type: 122 Type 3: Elevations 180641-TOR-RMN1-HT122-P004, Rev C

House Type: 122 Type 4: Elevations 180641-TOR-RMN1-HT122-P005, Rev C

House Type: 122 Type 5: Elevations 180641-TOR-RMN1-HT122-P006, Rev A

House Type: 122 Type 6: Elevations 180641-TOR-RMN1-HT122-P007, Rev A

House Type: 122 Type 7: Elevations 180641-TOR-RMN1-HT122-P008, Rev A

House Type: 236 Proposed Floor Plans 180641-TOR-RMN1-HT236-P001 Rev B

House Type: 236 Type 1: Elevations 180641-TOR-RMN1-HT236-P002, Rev B

House Type: 236 Type 2: Elevations 180641-TOR-RMN1-HT236-P003, Rev C

House Type: 236 Type 3: Elevations 180641-TOR-RMN1-HT236-P004, Rev B

House Type: 236 Type 5: Elevations 180641-TOR-RMN1-HT236-P006, Rev C

House Type: 236 Type 6: Elevations 180641-TOR-RMN1-HT236-P007, Rev A

House Type: 241 Proposed Floor Plans 180641-TOR-RMN1-HT241-P001, Rev B

House Type: 241 Type 3: Elevations 180641-TOR-RMN1-HT241-P004, Rev B

House Type: 241 Type 4: Elevations 180641-TOR-RMN1-HT241-P005, Rev D

House Type: 241 Type 5: Elevations 180641-TOR-RMN1-HT241-P006, Rev B

House Type: 241 Type 6: Elevations 180641-TOR-RMN1-HT241-P007, Rev C

House Type: 241 Type 7: Elevations 180641-TOR-RMN1-HT241-P008, Rev C

House Type: 241 Type 8: Elevations 180641-TOR-RMN1-HT241-P009, Rev C

House Type: 241 Type 9: Elevations 180641-TOR-RMN1-HT241-P010, Rev B

House Type: 241 Type 10: Elevations 180641-TOR-RMN1-HT241-P011, Rev A

House Type: 241 Type 11: Elevations 180641-TOR-RMN1-HT241-P012, Rev A

House Type: 241 Type 12: Elevations 180641-TOR-RMN1-HT241-P013, Rev A

House Type: 241 Type 13: Elevations 180641-TOR-RMN1-HT241-P014

House Type: 241 Type 14: Elevations 180641-TOR-RMN1-HT241-P015

House Type: 242 Proposed Floor Plans 180641-TOR-RMN1-HT242-P001, Rev B

House Type: 242 Type 3: Elevations 180641-TOR-RMN1-HT242-P004, Rev A

House Type: 242 Type 4: Elevations 180641-TOR-RMN1-HT242-P005, Rev A

House Type: 242 Type 5: Elevations 180641-TOR-RMN1-HT242-P006, Rev A

House Type: 242 Type 6: Elevations 180641-TOR-RMN1-HT242-P007, Rev A

House Type: 242 Type 7: Elevations 180641-TOR-RMN1-HT242-P008, Rev A

House Type: 341 Proposed Floor Plan 180641-TOR-RMN1-HT341-P001, Rev B

House Type: 341 Type 1: Elevations 180641-TOR-RMN1-HT341-P002, Rev C

House Type: 341 Type 2: Elevations 180641-TOR-RMN1-HT341-P003, Rev C

House Type: 341 Type 3: Elevations 180641-TOR-RMN1-HT341-P004, Rev C

House Type: 341 Type 4: Elevations 180641-TOR-RMN1-HT341-P005, Rev B

House Type: 341 Type 5: Elevations 180641-TOR-RMN1-HT341-P006, Rev B
House Type: 341 Type 6: Elevations 180641-TOR-RMN1-HT341-P007, Rev C
House Type: 341 Type 7: Elevations 180641-TOR-RMN1-HT341-P008, Rev B
House Type: 341 Type 8: Elevations 180641-TOR-RMN1-HT341-P009, Rev C
House Type: 341 Type 9: Elevations 180641-TOR-RMN1-HT341-P010, Rev B
House Type: 341 Type 11: Elevations 180641-TOR-RMN1-HT341-P012, Rev C
House Type: 341 Type 12: Elevations 180641-TOR-RMN1-HT341-P013, Rev A
House Type: 341 Type 13: Elevations 180641-TOR-RMN1-HT341-P014, Rev A

House Type: 342 Proposed Floor Plans 180641-TOR-RMN1-HT342-P001, Rev B
House Type: 342 Type 1: Elevations 180641-TOR-RMN1-HT342-P002, Rev C
House Type: 342 Type 2: Elevations 180641-TOR-RMN1-HT342-P003, Rev C
House Type: 342 Type 3: Elevations 180641-TOR-RMN1-HT342-P004, Rev B
House Type: 342 Type 5: Elevations 180641-TOR-RMN1-HT342-P006, Rev C
House Type: 342 Type 6: Elevations 180641-TOR-RMN1-HT342-P007 Rev B
House Type: 342 Type 7: Elevations 180641-TOR-RMN1-HT342-P008, Rev B
House Type: 342 Type 8: Elevations 180641-TOR-RMN1-HT342-P009, Rev A
House Type: 342 Type 9: Elevations 180641-TOR-RMN1-HT342-P010, Rev A

House Type: 343 Proposed Floor Plans 180641-TOR-RMN1-HT343-P001, Rev B
House Type: 343 Type 1: Elevations 180641-TOR-RMN1-HT343-P002, Rev B
House Type: 343 Type 2: Elevations 180641-TOR-RMN1-HT343-P003, Rev A
House Type: 343 Type 3: Elevations 180641-TOR-RMN1-HT343-P004, Rev A

House Type: 351 Proposed Floor Plans 180641-TOR-RMN1-HT351-P001, Rev B
House Type: 351 Type 1: Elevations 180641-TOR-RMN1-HT351-P002, Rev C
House Type: 351 Type 2: Elevations 180641-TOR-RMN1-HT351-P003, Rev C
House Type: 351 Type 3: Elevations 180641-TOR-RMN1-HT351-P004, Rev C
House Type: 351 Type 4: Elevations 180641-TOR-RMN1-HT351-P005, Rev C
House Type: 351 Type 5: Elevations 180641-TOR-RMN1-HT351-P006, Rev C
House Type: 351 Type 8: Elevations 180641-TOR-RMN1-HT351-P007, Rev A

House Type: 352 Proposed Floor Plans 180641-TOR-RMN1-HT352-P001, Rev B
House Type: 352 Type 2: Elevations 180641-TOR-RMN1-HT352-P003, Rev C
House Type: 352 Type 3: Elevations 180641-TOR-RMN1-HT352-P004, Rev C
House Type: 352 Type 5: Elevations 180641-TOR-RMN1-HT352-P006, Rev C

House Type: 354 Proposed Floor Plans 180641-TOR-RMN1-HT354-P001, Rev B
House Type: 354 Type 3: Elevations 180641-TOR-RMN1-HT354-P004, Rev C
House Type: 354 Type 4: Elevations 180641-TOR-RMN1-HT354-P005, Rev C
House Type: 354 Type 5: Elevations 180641-TOR-RMN1-HT354-P006, Rev C
House Type: 354 Type 6: Elevations 180641-TOR-RMN1-HT354-P007, Rev C
House Type: 354 Type 7: Elevations 180641-TOR-RMN1-HT354-P008, Rev C
House Type: 354 Type 8: Elevations 180641-TOR-RMN1-HT354-P009, Rev C
House Type: 354 Type 9: Elevations 180641-TOR-RMN1-HT354-P010, Rev C
House Type: 354 Type 10: Elevations 180641-TOR-RMN1-HT354-P011, Rev A
House Type: 354 Type 11: Elevations 180641-TOR-RMN1-HT354-P012, Rev A
House Type: 354 Type 12: Elevations 180641-TOR-RMN1-HT354-P013, Rev A

House Type: 355 Proposed Floor Plans 180641-TOR-RMN1-HT355-P001, Rev B
House Type: 355 Type 1: Elevations 180641-TOR-RMN1-HT355-P002, Rev B
House Type: 355 Type 3: Elevations 180641-TOR-RMN1-HT355-P004, Rev B

House Type: 356 Proposed Floor Plan 180641-TOR-RMN1-HT356-P001, Rev B
House Type: 356 Type 1: Elevations 180641-TOR-RMN1-HT356-P002, Rev C
House Type: 356 Type 2: Elevations 180641-TOR-RMN1-HT356-P003, Rev C
House Type: 356 Type 3: Elevations 180641-TOR-RMN1-HT356-P004, Rev C
House Type: 356 Type 4: Elevations 180641-TOR-RMN1-HT356-P005, Rev D

House Type: 361 Proposed Floor Plan 180641-TOR-RMN1-HT361-P001, Rev B
House Type: 361 Type 1: Elevations 180641-TOR-RMN1-HT361-P002, Rev C
House Type: 361 Type 4: Elevations 180641-TOR-RMN1-HT361-P003, Rev B
House Type: 361 Type 4: Elevations 180641-TOR-RMN1-HT361-P005, Rev C
House Type: 361 Type 5: Elevations 180641-TOR-RMN1-HT361-P006, Rev A
House Type: 361 Type 6: Elevations 180641-TOR-RMN1-HT361-P007, Rev A
House Type: 361 Type 7: Elevations 180641-TOR-RMN1-HT361-P008 Rev A
House Type: 361 Type 8: Elevations 180641-TOR-RMN1-HT361-P009, Rev A

House Type: 451 Proposed Floor Plans 180641-TOR-RMN1-HT451-P001, Rev C
House Type: 451 Type 1: Elevations 180641-TOR-RMN1-HT451-P002, Rev C
House Type: 451 Type 2: Elevations 180641-TOR-RMN1-HT451-P003, Rev C
House Type: 451 Type 3: Elevations 180641-TOR-RMN1-HT451-P004 Rev B
House Type: 451 Type 4: Elevations 180641-TOR-RMN1-HT451-P005 Rev B
House Type: 451 Type 5: Elevations 180641-TOR-RMN1-HT451-P006 Rev A
House Type: 451 Type 6: Elevations 180641-TOR-RMN1-HT451-P007 Rev A

House Type: 452 Proposed Floor Plans 180641-TOR-RMN1-HT452-P001, Rev B
House Type: 452 Type 3: Elevations 180641-TOR-RMN1-HT452-P004, Rev B

House Type: 462 Proposed Floor Plans 180641-TOR-RMN1-HT462-P001, Rev B
House Type: 462 Type 3: Elevations 180641-TOR-RMN1-HT462-P004, Rev C
House Type: 462 Type 4: Elevations 180641-TOR-RMN1-HT462-P005, Rev C
House Type: 462 Type 5: Elevations 180641-TOR-RMN1-HT462-P006, Rev C
House Type: 462 Type 6: Elevations 180641-TOR-RMN1-HT462-P007 Rev A
House Type: 462 Type 7: Elevations 180641-TOR-RMN1-HT462-P008 Rev A

House Type: 466 Proposed Floor Plans 180641-TOR-RMN1-HT466-P001, Rev B
House Type: 466 Type 2: Elevations 180641-TOR-RMN1-HT466-P003, Rev C
House Type: 466 Type 3: Elevations 180641-TOR-RMN1-HT466-P004, Rev C
House Type: 466 Type 4: Elevations 180641-TOR-RMN1-HT466-P005, Rev C
House Type: 466 Type 5: Elevations 180641-TOR-RMN1-HT466-P006 Rev A
House Type: 466 Type 6: Elevations 180641-TOR-RMN1-HT466-P007 Rev A

House Type: 467 Proposed Floor Plans 180641-TOR-RMN1-HT467-P001, Rev B
House Type: 467 Type 1: Elevations 180641-TOR-RMN1-HT467-P002, Rev C
House Type: 467 Type 4: Elevations 180641-TOR-RMN1-HT467-P005, Rev C

House Type: 468 Proposed Floor Plans 180641-TOR-RMN1-HT468-P001, Rev B
House Type: 468 Type 2: Elevations 180641-TOR-RMN1-HT468-P003, Rev C

House Type: 474 Proposed Floor Plans 180641-TOR-RMN1-HT474-P001, Rev B
House Type: 474 Type 1: Elevations 180641-TOR-RMN1-HT474-P002, Rev C
House Type: 474 Type 2: Elevations 180641-TOR-RMN1-HT474-P003, Rev B
House Type: 474 Type 3: Elevations 180641-TOR-RMN1-HT474-P004 Rev B

House Type: 474 Type 4: Elevations 180641-TOR-RMN1-HT474-P005 Rev A

House Type 571 Proposed Floor Plan 180641-TOR-RMN1-HT571-P001, Rev A

House Type: 571 Type 3: Elevations 180641-TOR-RMN1- HT571-P004 Rev A

House Type: 571 Type 4: Elevations 180641-TOR-RMN1- HT571-P005 Rev A

House Type: 581 Proposed Floor Plans 180641-TOR-RMN1-HT581-P001 Rev A

House Type: 581 Type 1: Elevations 180641-TOR-RMN1-HT581-P002 Rev A

House Type: 581 Type 2: Elevations 180641-TOR-RMN1-HT581-P003 Rev A

House Type: 581 Type 3: Elevations 180641-TOR-RMN1-HT581-P004 Rev A

Single Garage Plans Elevations: Hipped 180641-TOR-RMN1-SG-001, Rev A

Single Garage Plans Elevations: Ridge 180641-TOR-RMN1-SG-002

Double Garage Plans Elevations 180641-TOR-RMN1-DG-002

Car Barn Plans Elevations 180641-TOR-RMN1-CB-001

Bin / Cycle Stores Type 1 180641-TOR-RMN1-B1-P001, Rev A

Bin / Cycle Stores Type 2 180641-TOR-RMN1-B2-P001, Rev A

RM1 Materials Schedule 02 July 2025 Rev C

Ecological Protection and Enhancement Plan UES04099/22 V 11

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 No development above slab level shall take place until, and notwithstanding the approved plans, full details of all on-plot planting details have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in strict accordance with these details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of delivering high quality development in accordance with Arun Local Plan policies D DM1.

- 3 Prior to the commencement of the development, full details of tree pits within verges shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented at the point of street tree planting, and shall be carried out in strict accordance with the approved details.

Reason: To ensure the necessary infrastructure to support the trees growth and safeguard any underground infrastructure and drainage assets. This is necessary to be a pre-commencement requirement as the infrastructure will be required to be finalised prior to installation.

- 4 Prior to the occupation of any dwellings, full details of cycle parking for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented in full for each dwelling prior to its occupation.
- 5 Each dwelling hereby permitted shall not be occupied until the relevant ecological feature (bat box, bird box, bee box etc) has been installed in accordance with the approved plan Ecological Protection and Enhancement Plan - Reserved Matters Phase 1 (North)_25 July 2025_UES04099/22_V11). The ecological features shall thereafter be permanently retained in good working condition.

Reason: To conserve and enhance protected and priority species and habitats and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the

Natural Environment and Rural Communities Act 2006 (Priority habitats and species) and Arun Local Plan ENV DM5.

- 6 All landscaping (hard and soft) shall be carried out in accordance with the details approved. All planting, seeding or turfing comprised in the approved details 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 Arun Local Plan policies D DM1 and ENV DM4.

- 7 The dwellings identified within the plan Proposed Part M Plan 180641-TORRMN1-MP-P005 Rev E shall be erected to M4(2) Accessible and Adaptable Dwelling and the Optional Requirement M4(3) Wheelchair Users standard as defined in Approved Document M of the The Building Regulations 2010 (as amended).

Reason: To ensure an appropriate level of accessible and inclusive dwelling for a range of ages and abilities in accordance with policy D DM1 of the Arun Local Plan

- 8 No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, has been complied with for that dwelling and retained in perpetuity thereafter.

Reason: To improve the sustainability of the dwellings in accordance with Arun Local Plan policies ECC SP1 and W DM1.

- 9 Prior to the occupation of any individual dwelling, the dwelling shall be fitted with the low carbon measures in line with the approved Energy and Sustainability Statement (June 2025) V2.

Reason: To ensure the development complies with the outline requirements to deliver renewable and low carbon energy.

- 10 The proposed Electric Vehicle (EV) Charging points as shown on Proposed Parking Plan 180641-TOR-RM1N-MP-P008 Rev E will be provided prior to the occupation of each relevant dwelling and retained thereafter.

Reason: To ensure adequate EV provision on occupation.

- 11 Prior to development above slab level, sample materials and specifications for all external dwelling materials shall be submitted to and approved by the Local Planning Authority. The samples and specifications shall be in accordance with the approved Proposed Materials Plan 180641-TORRMN1-MP-P010 Rev F, and the dwellings shall be constructed in accordance with the approved details.

Reason: In the interests of amenity and design in accordance with Arun Local Plan policies D DM1.

- 12 Prior to the occupation of each relevant dwelling, all noise mitigation (cavity walls, glazing, balustrades and ventilation etc) described within Technical Report 2205771-R41A (Dated 20/11/2025, By Ardent Consulting Engineers), and Reserved Matters RM1 (North) Noise Assessment 2205771-R03D (dated August 2025, By Ardent Consulting Engineers) shall be fully implemented and retained thereafter.

Reason: In the interests of amenity and satisfactory living environment of occupiers in accordance

with Policy QE DM1 of the Arun Local Plan.



Neil Crowther
Group Head of Planning

Case Officer: Jessica Riches

Decision Issued: **11th February 2026**

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).