

DECISION NOTICE

Application Ref: F/16/24/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 following outline permission F/4/20/OUT for phase reserved matters 4 (south), for the erection of 357 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas 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:

Phase 4 Existing Site Location Plan 22.1706.0001 Rev C
Phase 4 Block Plan 22.1706.100 Rev D
Phase 4 Proposed Site Layout 22.1706.1000 Rev AD
Phase 4 Proposed Site Layout (Coloured) 22.1706.1000 Rev AD
Phase 4 Proposed Site Layout - A 22.1706.1001 Rev AD
Phase 4 Proposed Site Layout - B 22.1706.1002AD
Proposed Parking Layout Plan - A 22.1706.2000 Rev I
Proposed Storey Heights Plan (A) 22.1706.2010 Rev F
Proposed Materials Plan (A) 22.1706.2030 Rev K
Proposed Garden Depths & Areas Plan (A) 22.1706.2040 Rev G
Proposed Refuse Strategy Plan (A) 22.1706.2050 Rev F
Proposed Housing Distribution Plan (A) 22.1706.2070 Rev F
Road Hierarchy & SBD Plan - A 22.1706.2100 Rev F

Density Plan - A 22.1706.2120 Rev F
Part M Compliance Plan - A 22.1706.2200 Rev H
Proposed Housing Tenure Plan (A) 22.1706.2060 Rev F
Accommodation Schedule 22.1706.SOA Rev N

Proposed Street Scene A - A (1 of 2) 22.1706.3000 Rev D
Proposed Street Scene A - A (2 of 2) 22.1706.3001 Rev C
Proposed Street Scene B - B (1 of 2) 22.1706.3002 Rev C
Proposed Street Scene B - B (2 of 2) 22.1706.3003 Rev C
Proposed Street Scene C - C 22.1706.3004 Rev C
Proposed Street Scene D - D 22.1706.3005 Rev C

Proposed Housetype Plans and Elevations HT - 242 Variant V1 22.1706.4100 Rev C
Proposed Housetype Plans and Elevations HT - 242 Variant V2 22.1706.4101 Rev B
Proposed Housetype Plans and Elevations HT - 242 Variant V5 22.1706.4104 Rev B
Proposed Housetype Plans and Elevations HT - 242 Variant V6 22.1706.4105 Rev B
Proposed Housetype Plans and Elevations HT - 242 Variant V7 22.1706.4106 Rev A
Proposed Housetype Plans and Elevations HT - 242 Variant V8 22.1706.4107 Rev A
Proposed Housetype Plans and Elevations HT - 242 Variant V9 22.1706.4108 Rev B
Proposed Housetype Plans and Elevations HT - 242 Variant V11 22.1706.4110 Rev A
Proposed Housetype Plans and Elevations HT - 242 Variant V12 22.1706.4111
Proposed Housetype Plans and Elevations HT - 352 Variant V1 22.1706.4150 Rev C
Proposed Housetype Plans and Elevations HT - 352 Variant V2 22.1706.4151 Rev A
Proposed Housetype Plans and Elevations HT - 352 Variant V5 22.1706.4155 Rev B
Proposed Housetype Plans and Elevations HT - 352 Variant V7 22.1706.4157 Rev B
Proposed Housetype Plans and Elevations HT - 452 Variant V1 22.1706.4200 Rev C
Proposed Housetype Plans and Elevations HT - 241 Variant V1 22.1706.4250 Rev B
Proposed Housetype Plans and Elevations HT - 241 Variant V2 22.1706.4251 Rev B
Proposed Housetype Plans and Elevations HT - 241 Variant V4 22.1706.4253 Rev B
Proposed Housetype Plans and Elevations HT - 241 Variant V5 22.1706.4254 Rev A
Proposed Housetype Plans HT - 234 Variant V1 22.1706.4300 Rev B
Proposed Housetype Elevations HT - 234 Variant V1 22.1706.4301 Rev C
Proposed Housetype Plans HT - 234 Variant V2 22.1706.4302 Rev B
Proposed Housetype Elevations HT - 234 Variant V2 22.1706.4303 Rev C
Proposed Housetype Plans HT - 234 Variant V3 22.1706.4304
Proposed Housetype Elevations HT - 234 Variant V3 22.1706.4305
Proposed Housetype Plans and Elevations HT - 236 Variant V1 22.1706.4350 Rev C
Proposed Housetype Plans and Elevations HT - 236 Variant V2 22.1706.4351 Rev C
Proposed Housetype Plans and Elevations HT - 236 Variant V3 22.1706.4352 Rev B
Proposed Housetype Plans and Elevations HT - 236 Variant V4 22.1706.4353 Rev C
Proposed Housetype Plans and Elevations HT - 236 Variant V6 22.1706.4355 Rev D
Proposed Housetype Plans HT - 236 Variant V7 22.1706.4356
Proposed Housetype Elevations HT - 236 Variant V7 22.1706.4357
Proposed Housetype Plans HT - 236 Variant V8 22.1706.4358
Proposed Housetype Elevations HT - 236 Variant V8 22.1706.4359
Proposed Housetype Plans HT - 236 Variant V9 22.1706.4360
Proposed Housetype Elevations HT - 236 Variant V9 22.1706.4361
Proposed Housetype Plans HT - 236 Variant V10 22.1706.4362
Proposed Housetype Elevations HT - 236 Variant V10 22.1706.4363
Proposed Housetype Plans and Elevations HT - 236 Variant V11 22.1706.4364
Proposed Housetype Plans and Elevations HT - 341 Variant V2 22.1706.4401 Rev C
Proposed Housetype Plans and Elevations HT - 341 Variant V4 22.1706.4403

Proposed Housetype Plans and Elevations HT - 341 Variant V5 22.1706.4404
Proposed Housetype Plans and Elevations HT - 343 Variant V1 22.1706.4450 Rev A
Proposed Housetype Plans and Elevations HT - 351 Variant V2 22.1706.4501 Rev C
Proposed Housetype Plans HT - 351 Variant V3 22.1706.4502 Rev B
Proposed Housetype Elevations HT - 351 Variant V3 22.1706.4503 Rev D
Proposed Housetype Plans HT - 351 Variant V5 22.1706.4505 Rev B
Proposed Housetype Elevations HT - 351 Variant V5 22.1706.4506 Rev B
Proposed Housetype Plans and Elevations HT - 351 Variant V7 22.1706.4509
Proposed Housetype Plans HT - 354 Variant V4 22.1706.4556 Rev B
Proposed Housetype Elevations HT - 354 Variant V4 22.1706.4557 Rev B
Proposed Housetype Plans HT - 354 Variant V5 22.1706.4558 Rev B
Proposed Housetype Elevations HT - 354 Variant V5 22.1706.4559 Rev B
Proposed Housetype Plans HT - 354 Variant V7 22.1706.4562 Rev B
Proposed Housetype Elevations HT - 354 Variant V7 22.1706.4563 Rev C
Proposed Housetype Plans HT - 354 Variant V8 22.1706.4564 Rev B
Proposed Housetype Elevations HT - 354 Variant V8 22.1706.4565 Rev B
Proposed Housetype Plans HT - 354 Variant V9 22.1706.4566 Rev B
Proposed Housetype Elevations HT - 354 Variant V9 22.1706.4567 Rev B
Proposed Housetype Plans HT - 354 Variant V11 22.1706.4570 Rev B
Proposed Housetype Elevations HT - 354 Variant V11 22.1706.4571 Rev B
Proposed Housetype Plans HT - 354 Variant V14 22.1706.4576 Rev B
Proposed Housetype Elevations HT - 354 Variant V14 22.1706.4577 Rev B
Proposed Housetype Plans and Elevations HT - 354 Variant V15 22.1706.4578 Rev B
Proposed Housetype Plans HT - 355 Variant V1 22.1706.4600 Rev B
Proposed Housetype Elevations HT - 355 Variant V1 22.1706.4601 Rev D
Proposed Housetype Plans HT - 355 Variant V2 22.1706.4602 Rev C
Proposed Housetype Elevations HT - 355 Variant V2 22.1706.4603 Rev D
Proposed Housetype Plans HT - 355 Variant V3 22.1706.4604 Rev B
Proposed Housetype Elevations HT - 355 Variant V3 22.1706.4605 Rev D
Proposed Housetype Plans HT - 355 Variant V4 22.1706.4606 Rev B
Proposed Housetype Elevations HT - 355 Variant V4 22.1706.4607 Rev C
Proposed Housetype Plans HT - 355 Variant V5 22.1706.4608 Rev D
Proposed Housetype Elevations HT - 355 Variant V5 22.1706.4609 Rev E
Proposed Housetype Plans HT - 355 Variant V6 22.1706.4610 Rev B
Proposed Housetype Elevations HT - 355 Variant V6 22.1706.4611 Rev C
Proposed Housetype Plans HT - 355 Variant V7 22.1706.4612 Rev B
Proposed Housetype Elevations HT - 355 Variant V7 22.1706.4613 Rev C
Proposed Housetype Plans HT - 355 Variant V8 22.1706.4614 Rev B
Proposed Housetype Elevations HT - 355 Variant V8 22.1706.4615 Rev C
Proposed Housetype Plans HT - 355 Variant V9 22.1706.4616 Rev B
Proposed Housetype Elevations HT - 355 Variant V9 22.1706.4617 Rev C
Proposed Housetype Plans HT - 355 Variant V10 22.1706.4618 Rev A
Proposed Housetype Elevations HT - 355 Variant V10 22.1706.4619 Rev B
Proposed Housetype Plans HT - 355 Variant V11 22.1706.4620
Proposed Housetype Elevations HT - 355 Variant V11 22.1706.4621
Proposed Housetype Plans HT - 355 Variant V12 22.1706.4622 Rev A
Proposed Housetype Elevations HT - 355 Variant V12 22.1706.4623 Rev B
Proposed Housetype Plans and Elevations HT - 356 Variant V1 22.1706.4650 Rev C
Proposed Housetype Plans and Elevations HT - 356 Variant V2 22.1706.4651 Rev C
Proposed Housetype Plans and Elevations HT - 356 Variant V3 22.1706.4652 Rev C
Proposed Housetype Plans and Elevations HT - 356 Variant V4 22.1706.4653 Rev B
Proposed Housetype Plans and Elevations HT - 356 Variant V6 22.1706.4655

Proposed Housetype Plans and Elevations HT - 356 Variant V7 22.1706.4656
Proposed Housetype Plans and Elevations HT - 356 Variant V8 22.1706.4657
Proposed Housetype Plans and Elevations HT - 361 Variant V1 22.1706.4700 Rev C
Proposed Housetype Plans HT - 361 Variant V2 22.1706.4701 Rev A
Proposed Housetype Elevations HT - 361 Variant V2 22.1706.4702 Rev B
Proposed Housetype Plans HT - 361 Variant V3 22.1706.4703 Rev B
Proposed Housetype Elevations HT - 361 Variant V3 22.1706.4704 Rev B
Proposed Housetype Plans and Elevations HT - 361 Variant V4 22.1706.4705 Rev C
Proposed Housetype Plans HT - 361 Variant V5 22.1706.4706 Rev B
Proposed Housetype Elevations HT - 361 Variant V5 22.1706.4707 Rev B
Proposed Housetype Plans and Elevations HT - 361 Variant V6 22.1706.4708 Rev A
Proposed Housetype Plans and Elevations HT - 361 Variant V7 22.1706.4709 Rev A
Proposed Housetype Plans and Elevations HT - 361 Variant V8 22.1706.4710 Rev B
Proposed Housetype Plans HT - 361 Variant V10 22.1706.4713
Proposed Housetype Elevations HT - 361 Variant V10 22.1706.4714
Proposed Housetype Plans HT - 364 Variant V1 22.1706.4750 Rev A
Proposed Housetype Elevations HT - 364 Variant V1 22.1706.4751 Rev A
Proposed Housetype Plans and Elevations HT - 451 Variant V2 22.1706.4802 Rev A
Proposed Housetype Plans and Elevations HT - 451 Variant V3 22.1706.4803 Rev A
Proposed Housetype Plans HT - 451 Variant V4 22.1706.4804 Rev A
Proposed Housetype Elevations HT - 451 Variant V4 22.1706.4805 Rev A
Proposed Housetype Plans HT - 461 Variant V1 22.1706.4850 Rev B
Proposed Housetype Elevations HT - 461 Variant V1 22.1706.4851 Rev C
Proposed Housetype Plans HT - 461 Variant V2 22.1706.4852 Rev B
Proposed Housetype Elevations HT - 461 Variant V2 22.1706.4853 Rev C
Proposed Housetype Plans HT - 461 Variant V3 22.1706.4854 Rev C
Proposed Housetype Elevations HT - 461 Variant V3 22.1706.4855 Rev C
Proposed Housetype Plans HT - 461 Variant V4 22.1706.4856 Rev B
Proposed Housetype Elevations HT - 461 Variant V4 22.1706.4857 Rev B
Proposed Housetype Plans HT - 461 Variant V5 22.1706.4858 Rev C
Proposed Housetype Elevations HT - 461 Variant V5 22.1706.4859 Rev C
Proposed Housetype Plans HT - 461 Variant V6 22.1706.4860
Proposed Housetype Elevations HT - 461 Variant V6 22.1706.4861
Proposed Housetype Plans HT - 461 Variant V7 22.1706.4862
Proposed Housetype Elevations HT - 461 Variant V7 22.1706.4863
Proposed Housetype Plans HT - 462 Variant V1 22.1706.4900 Rev B
Proposed Housetype Elevations HT - 462 Variant V1 22.1706.4901 Rev C
Proposed Housetype Plans HT - 462 Variant V2 22.1706.4902 Rev B
Proposed Housetype Elevations HT - 462 Variant V2 22.1706.4903 Rev C
Proposed Housetype Plans HT - 462 Variant V3 22.1706.4904 Rev A
Proposed Housetype Elevations HT - 462 Variant V3 22.1706.4905 Rev A
Proposed Housetype Plans HT - 462 Variant V4 22.1706.4906 Rev A
Proposed Housetype Elevations HT - 462 Variant V4 22.1706.4907 Rev A
Proposed Housetype Plans HT - 462 Variant V5 22.1706.4908
Proposed Housetype Elevations HT - 462 Variant V5 22.1706.4909
Proposed Housetype Plans and Elevations HT - 464 Variant V1 22.1706.4950 Rev B
Proposed Housetype Plans and Elevations HT - 464 Variant V3 22.1706.4952
Proposed Housetype Plans HT - 466 Variant V2 22.1706.5002 Rev C
Proposed Housetype Elevations HT - 466 Variant V2 22.1706.5003 Rev C
Proposed Housetype Plans HT - 466 Variant V3 22.1706.5004 Rev C
Proposed Housetype Elevations HT - 466 Variant V3 22.1706.5005 Rev C
Proposed Housetype Plans HT - 466 Variant V4 22.1706.5006 Rev C

Proposed Housetype Elevations HT - 466 Variant V4 22.1706.5007 Rev C
 Proposed Housetype Plans HT - 466 Variant V6 22.1706.5010 Rev B
 Proposed Housetype Elevations HT - 466 Variant V6 22.1706.5011 Rev B
 Proposed Housetype Plans HT - 466 Variant V7 22.1706.5012-
 Proposed Housetype Elevations HT - 466 Variant V7 22.1706.5013-
 Proposed Housetype Plans HT - 467 Variant V1 22.1706.5050 Rev B
 Proposed Housetype Elevations HT - 467 Variant V1 22.1706.5051 Rev B
 Proposed Housetype Plans HT - 467 Variant V2 22.1706.5052 Rev B
 Proposed Housetype Elevations HT - 467 Variant V2 22.1706.5053 Rev B
 Proposed Housetype Plans HT - 467 Variant V3 22.1706.5054 Rev B
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 Proposed Housetype Plans HT - 467 Variant V4 22.1706.5056 Rev B
 Proposed Housetype Elevations HT - 467 Variant V4 22.1706.5057 Rev B
 Proposed Housetype Plans HT - 467 Variant V5 22.1706.5058 Rev C
 Proposed Housetype Elevations HT - 467 Variant V5 22.1706.5059 Rev C
 Proposed Housetype Plans HT - 467 Variant V6 22.1706.5060 Rev A
 Proposed Housetype Elevations HT - 467 Variant V6 22.1706.5061 Rev A
 Proposed Housetype Plans HT - 468 Variant V1 22.1706.5100 Rev B
 Proposed Housetype Elevations HT - 468 Variant V1 22.1706.5101 Rev C
 Proposed Housetype Plans HT - 473 Variant V1 22.1706.5200 Rev C
 Proposed Housetype Elevations HT - 473 Variant V1 22.1706.5201 Rev C
 Proposed Housetype Plans HT - 474 Variant V1 22.1706.5250 Rev B
 Proposed Housetype Elevations HT - 474 Variant V1 22.1706.5251 Rev B
 Proposed Housetype Plans HT - 481 Variant V2 22.1706.5302 Rev C
 Proposed Housetype Elevations HT - 481 Variant V2 22.1706.5303 Rev C
 Proposed Housetype Plans HT - 481 Variant V3 22.1706.5304 Rev B
 Proposed Housetype Elevations HT - 481 Variant V3 22.1706.5305 Rev B
 Proposed Housetype Plans HT - 481 Variant V4 22.1706.5306-
 Proposed Housetype Elevations HT - 481 Variant V4 22.1706.5307-
 Proposed Housetype Plans HT - 581 Variant V1 22.1706.5350 Rev B
 Proposed Housetype Elevations HT - 581 Variant V1 22.1706.5351 Rev B
 Proposed Housetype Plans HT - 581 Variant V2 22.1706.5352 Rev B
 Proposed Housetype Elevations HT - 581 Variant V2 22.1706.5353 Rev B
 Proposed Housetype Plans HT - 581 Variant V3 22.1706.5354 Rev A
 Proposed Housetype Elevations HT - 581 Variant V3 22.1706.5355 Rev A
 Proposed Housetype Plans HT - 581 Variant V4 22.1706.5356 Rev B
 Proposed Housetype Elevations HT - 581 Variant V4 22.1706.5357 Rev C
 Proposed Housetype Plans HT - 581 Variant V5 22.1706.5358 Rev A
 Proposed Housetype Elevations HT - 581 Variant V5 22.1706.5359 Rev A

Flat Block 135-142 - Plans 22.1706.5500 Rev D
 Flat Block 135-142 - Plans 22.1706.5501 Rev C
 Flat Block 135-142 - Elevation 22.1706.5502 Rev E
 Flat Block 162-170 - Plans 22.1706.5550 Rev C
 Flat Block 162-170 - Plans 22.1706.5551 Rev C
 Flat Block 162-170 - Elevations 22.1706.5552 Rev D
 Proposed Flat Block Plans Plots 191-198 22.1706.5600 Rev C
 Proposed Flat Block Plans Plots 191-198 22.1706.5601 Rev C
 Proposed Flat Block Elevations Plots 191-198 22.1706.5602 Rev D
 Proposed Flat Block Plans Plots 213-220 22.1706.5650 Rev D
 Proposed Flat Block Plans Plots 213-220 22.1706.5651 Rev C
 Proposed Flat Block Elevations Plots 213-220 22.1706.5652 Rev D

Landscape Key Plan RM4-XX-DR-L-P-001 Rev D

Hardworks and Boundaries 1 of 10 RM4-XX-DR-L-P-002 Rev D

Hardworks and Boundaries 2 of 10 RM4-XX-DR-L-P-003 Rev D

Hardworks and Boundaries 3 of 10 RM4-XX-DR-L-P-004 Rev D

Hardworks and Boundaries 4 of 10 RM4-XX-DR-L-P-005 Rev D

Hardworks and Boundaries 5 of 10 RM4-XX-DR-L-P-006 Rev D

Hardworks and Boundaries 6 of 10 RM4-XX-DR-L-P-007 Rev D

Hardworks and Boundaries 7 of 10 RM4-XX-DR-L-P-008 Rev D

Hardworks and Boundaries 8 of 10 RM4-XX-DR-L-P-009 Rev D

Hardworks and Boundaries 9 of 10 RM4-XX-DR-L-P-010 Rev D

Hardworks and Boundaries 10 of 10 RM4-XX-DR-L-P-011 Rev D

Softworks 1 of 10 RM4-XX-DR-L-P-012 Rev D

Softworks 2 of 10 RM4-XX-DR-L-P-013 Rev D

Softworks 3 of 10 RM4-XX-DR-L-P-014 Rev D

Softworks 4 of 10 RM4-XX-DR-L-P-015 Rev D

Softworks 5 of 10 RM4-XX-DR-L-P-016 Rev D

Softworks 6 of 10 RM4-XX-DR-L-P-017 Rev D

Softworks 7 of 10 RM4-XX-DR-L-P-018 Rev D

Softworks 8 of 10 RM4-XX-DR-L-P-019 Rev D

Softworks 9 of 10 RM4-XX-DR-L-P-020 Rev D

Softworks 10 of 10 RM4-XX-DR-L-P-021 Rev D

Runway Park 1 of 4 RM4-XX-DR-L-P-022 Rev D

Runway Park 2 of 4 RM4-XX-DR-L-P-023 Rev D

Runway Park 3 of 4 RM4-XX-DR-L-P-024 Rev D

Runway Park 4 of 4 RM4-XX-DR-L-P-025 Rev D

POS Climping Edge RM4-XX-DR-L-P-026 Rev E

Planting schedules RM4-XX-DR-L-P-028 Rev D

Climping Edge Transect RM4-XX-DR-L-P-029 Rev D

Composite Landscape Masterplan RM1, RM4 and RM Infrastructure RM4-XX-DR-L-P-030 Rev H

RM4 - Levels Strategy (Sheet 1 of 2) 2205771-162 Rev E

RM4 - Levels Strategy (Sheet 2 of 2) 2205771-163 Rev E

RM4 - Site Sections (Sheet 1) 2205771-D190 Rev B

RM4 - Site Sections (Sheet 2) 2205771-D191 Rev B

Vehicle Tracking and Visibility Plan (Sheet 1 of 2) 2205771-D004 Rev E

Vehicle Tracking and Visibility Plan (Sheet 2 of 2) 2205771-D005 Rev E

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

- 2 Prior to slab level, and notwithstanding the approved plans, full details of all on-plot planting details shall be 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: In the interests of amenity and biodiversity in accordance with 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 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 the occupation of each individual dwelling.

Reason: In the interests of providing alternative sustainable methods of transport in accordance with policy T DM1 of the Arun Local Plan.

- 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 details under the Ecological Protection and Enhancement Plan - Reserved Matters Phase 4 (South) (25 July 2025_UES04099/22_V8). Features within the open spaces shall be installed according to the approved plans timeline. 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 Prior to occupation of any dwelling approved under the outline F/4/20/OUT, full details of the play areas (Local Areas of Play and Locally Equipped Areas of Play) and Trails (fitness, sensory and senior) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of equipment, surfacing, landscaping and a timeline for the delivery of each play area or fitness trail. The submission shall align with the approved Design Code (Condition 7 of F/4/20/OUT), unless otherwise agreed in writing by the Local Planning Authority. The approved details thereafter shall be provided in full accordance with the approved details and timelines.

Reason: To ensure that play provision is in place for residents on occupation in accordance with Arun Local Plan Policy OSR DM1 and supports the concepts and principles of the approved Design Code under Condition 7 of the outline.

- 7 No dwelling shall be occupied unless and until a certificate confirming the agreement from the Royal Society for the Prevention of Accidents (RoSPA) of any play area approved by this reserved matters application, is submitted to and approved in writing by the Local Planning Authority. The submission shall include details of any physical changes, if necessary, for approval in writing by the Local Planning Authority.

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

- 8 Prior to the occupation of any dwelling approved under F/4/20/OUT, full details of street furniture, including benches, bins, cycle stands, and bus stops, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timeline for their delivery, and the development shall be carried out in strict accordance with the approved details.

Reason: In the interests of amenity in accordance with policies D DM1 and OSR DM1 of the Arun

Local Plan.

- 9 All landscaping (hard and soft) shall be carried out in accordance with the approved plans and with the timescales set out in Condition 5 of the outline planning permission. 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.

- 10 The dwellings identified within the plan titled Part M Compliance Plan - A 22.1706.2200 Rev H 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

- 11 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.

- 12 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.

- 13 The proposed Electric Vehicle (EV) Charging points as shown on Proposed Parking Plan Phase 4 (A) 22.1706.2000 Rev G will be provided prior to the occupation of each relevant dwelling being which it serves. The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 14 Prior to commencement of development, full details of the scale and appearance of any drainage culverts or headwalls shall be submitted to and approved in writing by the Local Planning Authority.

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

- 15 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 (A) 22.1706.2030 Rev K, 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.

- 16 Prior to the occupation of each relevant dwelling, all noise mitigation (cavity walls, glazing, balustrades and ventilation etc) described within Technical Report 2205771-R42A (Dated 20/11/2025, By Ardent Consulting Engineers), and Reserved Matters RM4 (South) Noise Assessment 2205771-R04E (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).