



From: Michael Eastham
Sent: 30 November 2017 12:55
To: Planning.Responses
Subject: FW: Draft conditions and infortmatives - LU/121/17/RES - North Littlehampton SDA - Phase 2

Please upload on Ocella -- it is further correspondence from the applicant.

Thanks,

Michael

From: 
Sent: 30 November 2017 12:47
To: Michael Eastham
Subject: RE: Draft conditions and infortmatives - LU/121/17/RES - North Littlehampton SDA - Phase 2

Hello Michael

Many thanks for these.

I think the only small change that needs to be made relates to condition 2 - as I have annotated below. The information has already been submitted so I think the condition only needs to be a compliance one?

Thanks
Laura

Laura Graham
Head of Planning

Land & Technical Department

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 30 November 2017 12:07
To: Graham, Laura
Subject: Draft conditions and infortmatives - LU/121/17/RES - North Littlehampton SDA - Phase 2

Hi Laura,

Please see below the list of draft conditions for LU/121/17/RES.

Kind regards,

Michael

1) The development hereby approved shall be carried out in accordance with the following approved drawings and submitted material:

- Drawing Number 543_PL_001 Rev. A - Location Plan, dated 01/11/2017
- Drawing Number 543_PL_100 Rev. C - Site Layout, dated 01/11/2017
- Drawing Number 543_PL_101 Rev. B - Coloured Layout, dated 01/11/2017
- Drawing Number 543_PL_102 Rev. B - Tenure Plan, dated 01/11/2017
- Drawing Number 543_PL_103 Rev. B - Storey Heights Plan, dated 01/11/2017
- Drawing Number 543_PL_104 Rev. B - Unit Type Plan, dated 01/11/2017
- Drawing Number 543_PL_105 Rev. C - Parking Plan, dated 01/11/2017
- Drawing Number 543_PL_106 Rev. C - Roof Finishes Plan, dated 01/11/2017
- Drawing Number 543_PL_107 Rev. C - External Wall Finishes Plan, dated 01/11/2017
- Drawing Number 543_PL_108 Rev. B - Refuse Plan, dated 01/11/2017
- Drawing Number 543_PL_110 Rev. A - Finishes Plan, dated 01/11/2017
- Drawing Number 543_PL_ALNWICK_P_100 Rev. B - ALNWICK PROPOSED PLANS (1 OF 3)
- Drawing Number 543_PL_ALNWICK_P_101 Rev. B - ALNWICK PROPOSED PLANS (2 OF 3)
- Drawing Number 543_PL_ALNWICK_E_200 Rev. B - ALNWICK PROPOSED ELEVATIONS (1 OF 3)
- Drawing Number 543_PL_ALNWICK_E_201 Rev. C - ALNWICK PROPOSED ELEVATIONS (2 OF 3)
- Drawing Number 543_PL_ALNWICK_E_202 Rev. B - ALNWICK PROPOSED ELEVATIONS (3 OF 3)
- Drawing Number 543_PL_HANBURY_P_100 Rev. B - HANBURY PROPOSED PLANS (1 OF 3)
- Drawing Number 543_PL_HANBURY_P_101 - PROPOSED PLANS (2 OF 3)
- Drawing Number 543_PL_HANBURY_P_102 - HANBURY PROPOSED PLANS (2 OF 3)
- Drawing Number 543_PL_HANBURY_E_200 Rev. B - HANBURY PROPOSED ELEVATIONS (1 OF 4)
- Drawing Number 543_PL_HANBURY_E_201 Rev. B - HANBURY PROPOSED ELEVATIONS (2 OF 4)
- Drawing Number 543_PL_HANBURY_E_202 - HANBURY PROPOSED ELEVATIONS (3 OF 4)

- Drawing Number 543_PL_HANBURY_E_203 - HANBURY PROPOSED ELEVATIONS (4 OF 4)
- Drawing Number 543_PL_SOUTER_P_100 - SOUTER PROPOSED PLANS (1 OF 2)
- Drawing Number 543_PL_SOUTER_P_101 Rev. B - SOUTER PROPOSED PLANS (2 OF 2)
- Drawing Number 543_PL_SOUTER_E_200 Rev. C - SOUTER PROPOSED ELEVATIONS (1 OF 3)
- Drawing Number 543_PL_SOUTER_E_201 Rev. C - SOUTER PROPOSED ELEVATIONS (2 OF 3)
- Drawing Number 543_PL_SOUTER_E_202 - SOUTER PROPOSED ELEVATIONS (3 OF 3)
- Drawing Number 543_PL_HATFIELD_P_100 Rev. B - HATFIELD PROPOSED PLANS
- Drawing Number 543_PL_HATFIELD_E_200 Rev. B - HATFIELD PROPOSED ELEVATIONS (1 OF 2)
- Drawing Number 543_PL_HATFIELD_E_201 Rev. A - HATFIELD PROPOSED ELEVATIONS (2 OF 2)
- Drawing Number 543_PL_CLAYTON_P_100 Rev. B - CLAYTON PROPOSED PLANS
- Drawing Number 543_PL_CLAYTON_E_200 Rev. B - CLAYTON PROPOSED ELEVATIONS (1 OF 3)
- Drawing Number 543_PL_CLAYTON_E_201 Rev. B - CLAYTON PROPOSED ELEVATION (2 OF 3)
- Drawing Number 543_PL_CLAYTON_E_202 - CLAYTON PROPOSED ELEVATION (3 OF 3)
- Drawing Number 543_PL_CLAYTONCR_P_100 - CLAYTON CORNER PROPOSED PLANS
- Drawing Number 543_PL_CLAYTONCR_E_200 - CLAYTON CORNER PROPOSED ELEVATIONS
- Drawing Number 543_PL_GREYFR_P_100 - GREYFRIARS PROPOSED PLANS (1 OF 2)
- Drawing Number 543_PL_GREYFR_P_101 - GREYFRIARS PROPOSED PLANS (2 OF 2)
- Drawing Number 543_PL_GREYFR_E_200 Rev. B - GREYFRIARS PROPOSED ELEVATIONS (1 OF 2)
- Drawing Number 543_PL_GREYFR_E_201 Rev. B - GREYFRIARS PROPOSED ELEVATIONS (2 OF 2)
- Drawing Number 543_PL_LEICESTER_P_100 Rev. A - LEICESTER PROPOSED PLANS
- Drawing Number 543_PL_LEICESTER_E_200 Rev. B - LEICESTER PROPOSED ELEVATIONS
- Drawing Number 543_PL_LUMLEY_P_100 Rev. B - LUMLEY PROPOSED PLANS
- Drawing Number 543_PL_LUMLEY_E_200 Rev. B - LUMLEY PROPOSED ELEVATIONS (1 OF 3)
- Drawing Number 543_PL_LUMLEY_E_201 Rev. B - LUMLEY PROPOSED ELEVATIONS (2 OF 3)
- Drawing Number 543_PL_LUMLEY_E_202 - LUMLEY PROPOSED ELEVATIONS (3 OF 3)
- Drawing Number 543_PL_WOLVESEY_P_100 Rev. B - WOLVESEY PROPOSED PLANS
- Drawing Number 543_PL_WOLVESEY_E_200 Rfev. B - WOLVESEY PROPOSED ELEVATIONS (1 OF 2)
- Drawing Number 543_PL_CL/HAN_P_100 Rev. B - CLAYTON/HANBURY PROPOSED PLANS

- Drawing Number 543_PL_CL/HAN_E_200 Rev. B - CLAYTON/HANBURY PROPOSED ELEVATIONS
- Drawing Number 543_PL_WHITEHALL_P_100 - WHITEHALL PROPOSED PLANS
- Drawing Number 543_PL_WHITEHALL_E_200 - WHITEHALL PROPOSED ELEVATIONS
- Drawing Number 543_PL_WP2420A_P_100 Rev. A - WP2420A PROPOSED PLANS (1 OF 3)
- Drawing Number 543_PL_WP2420A_P_101 Rev. B - WP2420A PROPOSED PLANS (2 OF 3)
- Drawing Number 543_PL_WP2420A_P_102 Rev. A - WP2420A PROPOSED PLANS (3 OF 3)
- Drawing Number 543_PL_WP2420A_E_200 Rev. B - WP2420A PROPOSED ELEVATIONS (1 OF 4)
- Drawing Number 543_PL_WP2420A_E_201 Rev. B - WP2420A PROPOSED ELEVATIONS (2 OF 4)
- Drawing Number 543_PL_WP2420A_E_202 Rev. B - WP2420A PROPOSED ELEVATIONS (3 OF 4)
- Drawing Number 543_PL_WP2420A_E_203 Rev. B - WP2420A PROPOSED ELEVATIONS (4 OF 4)
- Drawing Number 543_PL_WP3520C/2420A_P_100 Rev. A - WP3520C AND WP2420A PROPOSED PLANS (1 OF 3)
- Drawing Number 543_PL_WP3520C/2420A_P_101 Rev. A - WP3520C AND WP2420A PROPOSED PLANS (2 OF 3)
- Drawing Number 543_PL_WP3520C/2420A_P_102 - WP3520C AND WP2420A PROPOSED PLANS (3 OF 3)
- Drawing Number 543_PL_WP3520C/2420A_E_200 Rev. B - WP3520C AND WP2420A PROPOSED ELEVATIONS (1 OF 3)
- Drawing Number 543_PL_WP3520C/2420A_E_201 Rev. B - WP3520C AND WP2420A PROPOSED ELEVATIONS (2 OF 3)
- Drawing Number 543_PL_WP3520C/2420A_E_202 - WP3520C AND WP2420A PROPOSED ELEVATIONS (3 OF 3)
- Drawing Number 543_PL_WP3625A_P_100 Rev. B - WP3625A PROPOSED PLANS
- Drawing Number 543_PL_WP3625A_E_200 Rev. B - WP3625A PROPOSED ELEVATIONS
- Drawing Number 543_PL_WPLTH_P_100 Rev. A - WPLTH3520A AND WPLTH3520C PROPOSED PLANS
- Drawing Number 543_PL_WPLTH_E_200 Rev. B - WPLTH3520A AND WPLTH3520C PROPOSED ELEVATIONS
- Drawing Number 543_PL_AP_BLOCK_P_100 Rev. A - APARTMENT BLOCK - PROPOSED PLANS
- Drawing Number 543_PL_AP_BLOCK_E_200 Rev. A - APARTMENT BLOCK - PROPOSED ELEVATIONS (1 OF 2)
- Drawing Number 543_PL_AP_BLOCK_E_201 Rev. A - APARTMENT BLOCK - PROPOSED ELEVATIONS (2 OF 2)

- Drawing Number A/PHLITTLE-INT.1/10-1 Rev. P10 - General Arrangement Drawing (1 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/10-2 Rev. P10 - General Arrangement Drawing (2 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/11-1 Rev. P11 - Surface Treatments Drawing (1 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/11-2 Rev. P11 - Surface Treatments Drawing (2 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/13-1 Rev. P5 - Street Lighting Drawing (1 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/13-2 Rev. P5 - Street Lighting Drawing (2 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/19-1 Rev. P4 - Contours and Levels Drawing (1 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/19-2 Rev. P4 - Contours and Levels Drawing (2 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/LOA Rev. P3 - Proposed Limit of Adoption, dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/TK-1 Rev. P7 - Anticipated Swept Path of a Large Refuse Vehicle & Large Car Accessing the Site (1 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/TK-2 Rev. P7 - Anticipated Swept Path of a Large Refuse Vehicle & Large Car Accessing the Site (2 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/TK-3 Rev. P3 - Anticipated Swept Path of a Fire Tender Accessing the Site (1 of 2), dated 01/11/2017
- Drawing Number A/PHLITTLE-INT.1/TK-4 Rev. P3 - Anticipated Swept Path of a Fire Tender Accessing the Site (2 of 2), dated 01/11/2017
- Drawing Number LA100 Rev. G - Landscape Layout, dated 31/10/2017
- Drawing Number LA101 Rev. G - Proposed Planting (1 of 5), dated 31/10/2017
- Drawing Number LA102 Rev. G - Proposed Planting (2 of 5), dated 31/10/2017
- Drawing Number LA103 Rev. G - Proposed Planting (3 of 5), dated 31/10/2017
- Drawing Number LA104 Rev. G - Proposed Planting (4 of 5), dated 31/10/2017
- Drawing Number LA105 Rev. G - Proposed Planting (5 of 5), dated 31/10/2017
- Drawing Number LA106 Rev. G - LEAP, dated 31/10/2017
- Drawing Number LA107 Rev. G - Hard Landscape, dated 31/10/2017
- Drawing Number LA108 Rev. G - Tree Planting Details, dated 31/10/2017
- Drawing Number 543_PL_GARAGES_100 Rev. A - SINGLE GARAGE PROPOSED PLANS AND ELEVATIONS, dated 12/09/2017

- Drawing Number 543_PL_GARAGED_100 Rev. A - DOUBLE GARAGE PROPOSED PLANS AND ELEVATIONS, dated 12/09/2017
- Drawing Number 543_PL_SS_100 - SUBSTATION PROPOSED PLANS AND ELEVATIONS, dated 12/09/2017
- Drawing Number 543_PL_BCS_100 Rev. A - BIN/CYCLE STORE PROPOSED PLANS AND ELEVATIONS, dated 12/09/2017

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.

- 2) No dwelling shall be occupied until the road(s), footways, and casual parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy GEN7 of the Arun District Local Plan.

- 3) No dwelling shall be occupied until the parking spaces, turning facilities and garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy GEN7 of the Arun District Local Plan.

- 4) Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy GEN7 of the Arun District Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.

INFORMATIVE: The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway

The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

INFORMATIVE: Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: Temporary Developer Signage

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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