



**The Town & Country Planning Act 1990 (as amended)  
Town & country Planning (Development Management  
Procedure) (England) Order 2015 - Article 6**

**Application for Approval of Reserved Matters Following  
Outline Approval**

**DECISION NOTICE**

**Application Ref: LU/121/17/RES**

**1 To Addressee**

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

**2 Site Address**

Land North of Toddington Lane  
Parcel C1 & part Parcels B2, B4 & C2  
  
BN17 7PP

**3 Description of Development**

Approval of reserved matters following outline consent LU/47/11/ for construction of 126 No. dwellings together with internal road network, car parking & landscaping.

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

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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, submitted 01/11/2017
- Drawing Number 543\_PL\_100 Rev. E - Site Layout, submitted 07/12/2017
- Drawing Number 543\_PL\_101 Rev. D - Coloured Layout, submitted 07/12/2017
- Drawing Number 543\_PL\_102 Rev. D - Tenure Plan, submitted 07/12/2017
- Drawing Number 543\_PL\_103 Rev. D - Storey Heights Plan, submitted 07/12/2017
- Drawing Number 543\_PL\_104 Rev. D - House Type Plan, submitted 7/12/2017
- Drawing Number 543\_PL\_105 Rev. E - Parking Strategy, submitted 7/12/2017
- Drawing Number 543\_PL\_106 Rev. E - Roof Finishes Plan, submitted 07/12/2017
- Drawing Number 543\_PL\_107 Rev. E - External Wall Finishes Plan, submitted 07/12/2017
- Drawing Number 543\_PL\_108 Rev. D - Bin Collection, submitted 07/12/2017
- Drawing Number 543\_PL\_110 Rev. C - Render and Boarding Finishes Plan, submitted 07/12/2017
- 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 Rev. 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. P12 - General Arrangement Drawing (1 of 2), submitted

08/12/2017

- Drawing Number A/PHLITTLE-INT.1/10-2 Rev. P11 - General Arrangement Drawing (2 of 2), submitted

08/12/2017

- Drawing Number A/PHLITTLE-INT.1/11-1 Rev. P13 - Surface Treatments Drawing (1 of 2), submitted

08/12/2017

- Drawing Number A/PHLITTLE-INT.1/11-2 Rev. P12 - Surface Treatments Drawing (2 of 2), submitted

08/12/2017

- Drawing Number A/PHLITTLE-INT.1/13-1 Rev. P7 - Street Lighting Drawing (1 of 2), submitted 08/12/2017

- Drawing Number A/PHLITTLE-INT.1/13-2 Rev. P6 - Street Lighting Drawing (2 of 2), dated 08/12/2017
- Drawing Number A/PHLITTLE-INT.1/19-1 Rev. P6 - Contours and Levels Drawing (1 of 2), submitted 08/12/2017
- Drawing Number A/PHLITTLE-INT.1/19-2 Rev. P5 - Contours and Levels Drawing (2 of 2), submitted 08/12/2017
- 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. P9 - Anticipated Swept Path of a Large Refuse Vehicle & Large Car Accessing the Site (1 of 2), submitted 08/12/2017
- Drawing Number A/PHLITTLE-INT.1/TK-2 Rev. P8 - Anticipated Swept Path of a Large Refuse Vehicle & Large Car Accessing the Site (2 of 2), submitted 08/12/2017
- Drawing Number A/PHLITTLE-INT.1/TK-3 Rev. P5 - Anticipated Swept Path of a Fire Tender Accessing the Site (1 of 2), dated 08/12/2017
- Drawing Number A/PHLITTLE-INT.1/TK-4 Rev. P4 - Anticipated Swept Path of a Fire Tender Accessing the Site (2 of 2), submitted 08/12/2017
- Drawing Number LA100 Rev. J - Landscape Layout, submitted 07/12/2017
- Drawing Number LA101 Rev. J - Proposed Planting (1 of 5), submitted 07/12/2017
- Drawing Number LA102 Rev. J - Proposed Planting (2 of 5), submitted 07/12/2017
- Drawing Number LA103 Rev. J - Proposed Planting (3 of 5), submitted 07/12/2017
- Drawing Number LA104 Rev. J - Proposed Planting (4 of 5), submitted 07/12/2017
- Drawing Number LA105 Rev. J - Proposed Planting (5 of 5), submitted 07/12/2017
- Drawing Number LA106 Rev. J - LEAP, submitted 07/12/2017
- Drawing Number LA107 Rev. J - Hard Landscape, submitted 07/12/2017
- Drawing Number LA108 Rev. J - Tree Planting Details, submitted 07/12/2017
- 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 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 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.



Neil Crowther  
Group Head of Planning

Case Officer: Michael Eastham

Date of Decision:

**20 December 2017**

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 public highway (including the placing of skips on highway land).