**TOWN AND COUNTRY PLANNING ACT 1990**

ARUN DISTRICT COUNCIL

# DECISION NOTICE COPY CONSENT

**Application Ref: LU/182/99/**

1 **To Addressee**

Powis Hughes
Lockington Hall
Lockington
Derbyshire
DE7 42RH

2 **Site Address**

Land at the former HRI Site
Worthing Road
Littlehampton

3 **Description of Development**

Approval of reserved matters following outline approval LU/182/99 for residential development of 43 houses and associated garages

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 plan and subject to compliance with the conditions specified.

CONDITION 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

(a) the layout of the site;
(b) the number, siting, design and external appearance of the buildings;
(c) the landscaping of the site;

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 3 The development hereby permitted shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained.

CONDITION 4 There shall be no discharge of foul or contaminated drainage from the site intp either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of water environment.

CONDITION 5 Any facilites for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of the interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

Reason: To prevent pollution of the water environment.

CONDITION 6 Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

CONDITION 7 No development shall commence until the developer has carried out an investigation assessing the degree of contamination of the site and determining its water pollution potential. The methods and extent of this investigation shall be agreed with the Local Planning Authority prior to works commencing. On completion of this site investigation, details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall then incorporate these approved measures.

Reason: To prevent pollution of the water environment.

CONDITION 8 No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: In order to ensure that buried archaeological remains will not be destroyed without record.

Informative:

The proposed Section 106 Agreement relates to the provision of social housing, public open space, child play facilities, education contribution, library contribution, highway alterations and improvements, bus stops/shelters.

Informative:

No new building, trees or large bushes, or other new permanent obstructions should be

located over or within 4m of the sewage rising main that crosses the site. Access to the mains must be retained both during and after the construction period by retaining them in highway or areas of open space.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr D J Vick

**25th June 2001**

Decision Notice Issued:

**IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT**