

DRAFT CONDITION(S) CLEARED NOTICE

Mr Chris Bignell
Solinium LTD
The Vally Buiness Centre
2 Gordon Road
High Wycombe
HP13 6EQ

Your Ref: P/89/14/DOC

Please ask for:

Simon Davis

20 October 2014

Dear Mr Bignell

Town & Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for approval of details reserved by conditons 3, 4 and 5 imposed under P/52/14/PL relating to landscaping, access & maintenance of watercourse and perimeter fence details.

Bowley Farm Bowley Lane,Chichester,

Notification regarding the above application:

Condition Number 3

No development shall take place until a landscaping scheme including a timetable for implementation/planting and comprising of details of (a) new hedgerows (native species) to be planted on the eastern and southern boundaries; and (b) the infill of any gaps in the northern and western hedgerow/planting belts, has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and timetable. Any trees/shrubs or plants which die, are removed or become diseased within 5 years of planting shall be replaced during the next planting season with trees/shrubs/plants of a similar size and species.

Reason: In the interests of the amenity and local environment and to enhance the wildlife interest of the area in accordance with policies GEN7 and GEN29 of the Arun District Local Plan.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The submitted landscaping/screening proposals in respect of the Solar PV Ground Array as detailed on Drawing 101500 PL 100 Revision C are considered to provide an acceptable scheme and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the landscaping will be carried out in accordance with the approved drawing and details.

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Please do not hesitate to contact the above officer if you require any further assistance.

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Bowley Farm Bowley Lane,Chichester,

Notification regarding the above application:

Condition Number 4

The development layout shall not be agreed until such time that arrangements for the future access and maintenance of the adjacent watercourse including a 3 metre easement has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The drawing referenced as 101500 PL 100 Revision C is considered to provide the required details and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the easement will be maintained in accordance with the approved drawing.

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Application for approval of details reserved by conditons 3, 4 and 5 imposed under P/52/14/PL relating to landscaping, access & maintenance of watercourse and perimeter fence details.

Bowley Farm Bowley Lane,Chichester,

Notification regarding the above application:

Condition Number 5

No development shall take place until details of appropriate fencing designed to keep people and animals out of the site has been submitted to and approved by the Local Planning Authority and the solar panels shall not operated until such fences have been erected. The fencing shall be retained and maintained in a satisfactory state thereafter.

Reason: In the interests of the safety of people and wildlife in accordance with policy GEN7 and of the Arun District Local Plan.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The submitted fencing details in respect of the Solar PV Ground Array as detailed on Drawing 101500 PL 100 Revision C, Tornado Solar PV Fencing Examples and the 2 page Tornado R13/192/15 solar farm fence specification are considered to provide an acceptable scheme and satisfies the requirements of the condition.

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the fencing will be installed in accordance with the approved drawing and details.

Please do not hesitate to contact the above officer if you require any further assistance.

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