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: WA/48/19/RES

1 **To Addressee**

David Innes
Blueprint Planning & Development Ltd
Beach House
1A Undercliff Road
Wemyss Bay
PA18 6AQ

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2 **Site Address**

Land to the East of Fontwell Avenue
Fontwell Avenue
Fontwell

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3 **Description of Development**

Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.

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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, drawings and documents:

Whole Site Planning Layout - P1549.001 Rev ZD
Planning Layout Sheet 1 of 3 - P1549.11 Rev ZJ
Planning Layout Sheet 2 of 3 - P1549.21 Rev ZH
Planning Layout Sheet 3 of 3 - P1549.31 Rev ZN
Materials Layout - P1549.1.02 Rev ZB
Heights Layout - P1549.1.03 Rev V
Tenure Layout - P1549.1.04 Rev V
Parking Layout - P1549.1.05 Rev U
Refuse Layout - P1549.1.06 Rev T
Enclosures Layout - P1549.1.07 Rev U

Bedroom Number Layout - P1549.1.09 Rev J
Character Area Door Styles - P1549.DS.01
Wandleys Lane Vis Splays - FON-WVS-01 Rev A
Fire Tender Swept Path Analysis Sheet 1 of 4 - DAN/E4736/011 Rev L
Fire Tender Swept Path Analysis Sheet 2 of 4 - DAN/E4736/012 Rev L
Fire Tender Swept Path Analysis Sheet 3 of 4 - DAN/E4736/013 Rev L
Fire Tender Swept Path Analysis Sheet 4 of 4 - DAN/E4736/014 Rev L
Refuse Vehicle Swept Path Analysis Sheet 1 of 4 - DAN/E4736/015 Rev N
Refuse Vehicle Swept Path Analysis Sheet 2 of 4 - DAN/E4736/016 Rev N
Refuse Vehicle Swept Path Analysis Sheet 3 of 4 - DAN/E4736/017 Rev N
Refuse Vehicle Swept Path Analysis Sheet 4 of 4 - DAN/E4736/018 Rev N
Engineering Details Commercial Unit Vehicle Tracking - FON-TRA-01 Rev B
Proposed Level Strategy Sheet 1 of 4 - DAN/E4736/019 Rev H
Proposed Level Strategy Sheet 2 of 4 - DAN/E4736/020 Rev H
Proposed Level Strategy Sheet 3 of 4 - DAN/E4736/21 Rev H
Proposed Level Strategy Sheet 4 of 4 - DAN/E4736/22 Rev H
Street Scene Location Plan - P1549.1.10 Rev E
Streetscenes - Sheet 5 of 8 - Arundel Road - P1549.SS-A.01 - Rev E
Streetscenes - Sheet 2 of 8 - The Avenue/The Slopes - P1549.SS-F.01 - Rev F
Streetscenes - Sheet 3 of 8 - The Slopes - P1549.SS-F.02 - Rev E
Streetscenes - Sheet 4 of 8 - The Slopes - P1549.SS-F.03 - Rev D
Streetscenes - Sheet 1 of 8 - Gateway - P1549.SS-G.01 - Rev C
Streetscenes - Sheet 8 of 8 - Rural Edge - P1549.SS-R.01 - Rev F
Streetscenes - Sheet 6 of 8 - The Greens - P1549.SS-T.01 - Rev C
Streetscenes - Sheet 7 of 8 - The Greens - P1549.SS-T.02 - Rev D
Community Building Elevations - FON-TECH-CBE - Rev A
Community Building Elevations - FON-TECH-CBE(2) - Rev A
Community Building Ground Floor Plan - FON-TECH-CBGF - Rev A
Community Building Roof Plan - FON-TECH-CBRP - Rev A
Block A (Retail Unit) Elevations (Sheet 1) - FON-TECH-BLKA.1 - Rev B
Block A (Retail Unit) Elevations (Sheet 2) - FON-TECH-BLKA.2 - Rev B
Block A (Retail Unit) Floor Plans - FON-TECH-BLKA.3 - Rev A
Block A (Retail Unit) Roof Plan - FON-TECH-BLKA.4 - Rev A
Block B - Ground Floor Plan - P1549.BLKB.101_A
Block B - First Floor Plan - P1549.BLKB.102_A
Block B - Second Floor Plan - P1549.BLKB.103_A
Block B - Roof Plan - P1549.BLKB.104_A
Block B - Front Elevation - P1549.BLKB.105_A
Block B - Side Elevations - P1549.BLKB.106_A
Block B - Rear Elevation - P1549.BLKB.107_A
Block C - Ground Floor Plan - P1549.BLKC.101_A
Block C - First Floor Plan - P1549.BLKC.102_A
Block C - Second Floor Plan - P1549.BLKC.103_A
Block C - Roof Plan - P1549.BLKC.104_A
Block C - Front & Side Elevations - P1549.BLKC.105_A
Block C - Rear & Side Elevations - P1549.BLKC.106_A Block D - Ground Floor Plan - P1549.BLKD.101_A
Block D - First Floor Plan - P1549.BLKD.102_A
Block D - Second Floor Plan - P1549.BLKD.103_A
Block D - Roof Plan - P1549.BLKD.104_A
Block D - Front Elevation - P1549.BLKD.105_B
Block D - Side Elevation - P1549.BLKD.106_B

Block D - Rear Elevation - P1549.BLKD.107_A
Block D - Side Elevation - P1549.BLKD.108_A
Block E - Ground Floor Plan - P1549.BLKE.101
Block E - First Floor Plan - P1549.BLKE.102
Block E - Second Floor Plan - P1549.BLKE.103
Block E - Roof Plan - P1549.BLKE.104
Block E - Front Elevation - P1549.BLKE.105_B
Block E - Side Elevation - P1549.BLKE.106_A
Block E - Rear Elevation - P1549.BLKE.107_A
Block E - Side Elevation - P1549.BLKE.108_A
Block F Ground Floor Plan - P1549.BLKF.201_E
Block F First Floor Plan - P1549.BLKF.202_E
Block F Second Floor Plan - P1549.BLKF.203_E
Block F Roof Plan - P1549.BLKF.204_E
Block F Front Elevation - P1549.BLKF.205_D
Block F Side Elevation - P1549.BLKF.206_E
Block F Rear Elevation - P1549.BLKF.207_F
Block F Side Elevation - P1549.BLKF.208_E
Block G Ground & First Floor Plans - P1549.BLKG.201_F
Block G Second Floor & Roof Plans - P1549.BLKG.202_D
Block G Front & Side Elevations - P1549.BLKG.203_F
Block G Rear & Side Elevations - P1549.BLKG.204_F
Block H Ground & First Floor Plan - P1549.BLKH.101_A
Block H Second Floor & Roof Plans - P1549.BLKH.102_A
Block H Elevations - P1549.BLKH.103_A
Block J - Ground & First Floor Plan - P1549.BLKJ.101
Block J - Second Floor & Roof Plans - P1549.BLKJ.102
Block J - Front & Side Elevations - P1549.BLKJ.103
Block J - Rear & Side Elevations - P1549.BLKJ.104
Type ABT (Style The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.ABT-F.01 Rev A
Type ABT (Style The Slopes) Elevations (Brick & Tile) - P1549.ABT-F.02
Type ABT (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.ABT-F.03 Rev A
Type ABT (Style - The Slopes) Elevations (Brick & Tile) - P1549.ABT-F.04
Type ABTS (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.ABTS-A.01-A
Type ABTS (Arundel Road) Elevations (Brick) - P1549.ABTS-A.02-A
Type ABY (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.ABY-T.01
Type ABY (Style The Greens) Elevations (Brick & Boarding) - P1549.ABY-T.02 Rev A
Type AC (Style - The Slopes) Plans & Elevations (Brick) - P1549.AC-F.01
Type AC (Style The Greens) Plans & Elevations (Brick) - P1549.AC-T.01
Type AF (Style The Greens) Floor & Roof Plans (Boarding) - P1549.AF-T.01
Type AF (Style The Greens) Elevations (Boarding) - P1549.AF-T.02
Type AF (Style The Greens) Floor & Roof Plans (Boarding) - P1549.AF-T.03
Type AF (Style The Greens) Elevations (Boarding) - P1549.AF-T.04
Type AK2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK2-F.01
Type AK2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK2-F.02
Type AK3A (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK3A-F.01
Type AK3A (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK3A-F.02
Type AK3 (Style The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.AK3-F.01
Type AK3 (Style - The Slopes) Elevations (Brick & Tile) - P1549.AK3-F.02
Type AP (Style The Green) Floor & Roof Plans (Brick & Boarding) - P1549.AP-T.01 Rev A
Type AP (Style The Green) Elevations (Brick & Boarding) - P1549.AP-T.02
Type AV (Style Arundel Road) Plans & Elevations (Brick & Render) - P1549.AV-A.01_B

Type AV (Style Arundel Road) Plans & Elevations (Brick & Render) Hip Roof - P1549.AVA.02_B
Type AV (The Slopes) Plans & Elevations (Brick) - P1549.AV-F.01_B
Type AV (Rural Edge) Plans & Elevations (Brick) - P1549.AV-R.01_B
Type AV (Rural Edge) Plans & Elevations (Brick Hipped) - P1549.AV-R.02_B
Type AV (Rural Edge) Plans & Elevations (Brick & Boarding) - P1549.AV-R.03_B
Type AV (The Greens) Plans & Elevations (Brick) - P1549.AV-T.01_B
Bin Store (Block E) Plans & Elevations - P1549.BIN.01
Bin Store (Block H) Plans & Elevations - P1549.BIN.02
Type BT (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.BT-F.03
Type BT (Style - The Slopes) Elevations (Brick & Tile) - P1549.BT-F.04
Type BT (Style Rural) Floor & Roof Plans (Brick) - P1549.BT-R.01
Type BT (Style Rural) Elevations (Brick) - P1549.BT-R.02
Type BT (Style Rural) Floor & Roof Plans (Boarding) - P1549.BT-R.03
Type BT (Style Rural) Elevations (Boarding) - P1549.BT-R.04
Type BT (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.BT-R.05
Type BT (Style Rural Edge) Elevations (Brick) - P1549.BT-R.06
Type BT (Style The Greens) Floor & Roof Plans (Painted Brick) - P1549.BT-T.01_B
Type BT (Style The Greens) Elevations (Painted Brick) - P1549.BT-T.02_B
Type BT (Style The Greens) Floor & Roof Plans (Brick) - P1549.BT-T.03
Type BT (Style The Greens) Elevations (Brick) - P1549.BT-T.04
Type BY (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.BY-T.01
Type BY (Style The Greens) Elevations (Brick & Boarding) - P1549.BY-T.02_A
Type C2 (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.C2-A.01_D
Type C2 (Style Arundel Road) Elevations (Brick & Render) - P1549.C2-A.02_C
Type C2 (Style Fontwell Avenue) Floor & Roof Plans (Brick) P1549.C2-F.01 Rev A
Type C2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.C2-F.02_B
Type C2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.C2-F.05
Type C2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.C2-F.06
Type C2 (The Slopes) Elevations (Brick & Tile) - P1459.C2-F.07
Type C2 (The Slopes) Elevations (Brick & Tile) - P1459.C2-F.08
Type C2 (Style Rural Edge) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-R.03
Type C2 (Style Rural Edge) Elevations (Brick - Dropped Eaves) - P1549.C2-R.04
Type C2 (Style Rural Edge) Floor & Roof Plans (Flint - Dropped Eaves) - P1549.C2-R.05
Type C2 (Style Rural Edge) Elevations (Brick & Flint - Dropped Eaves) - P1549.C2-R.06
Type C2 (Style The Greens) Elevations (Brick & Boarding) - P1549.C2-T.01_B
Type C2 (Style The Greens) Elevations (Brick & Boarding) - P1549.C2-T.02_B
Type C2 (Style The Greens) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-T.05
Type C2 (Style The Greens) Elevations (Brick - Dropped Eaves) - P1549.C2-T.06
Type C2 (Style The Greens) Floor & Roof Plans (Brick - Dropped Eaves) - P1549.C2-T.11
Type C2 (Style The Greens) Elevations (Brick - Dropped Eaves) - P1549.C2-T.12
Type C (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.C-A.02_A
Type C (Style - The Slopes) Plans & Elevations (Brick & Tile) - P1549.C-F.02_A
Type C (Style - Avenue (Fontwell)) Plans & Elevations (Brick - Gable Front) - P1549.CF.03_B
Type C (Style - The Slopes) Plans & Elevations (Brick) - P1549.C-F.04_A
Type C (Style - Avenue (Fontwell)) Plans & Elevations (Flint) - P1549.C-F.06_A
Single Carport Plans & Elevations - P1549.CP.03
Double Carport Plans & Elevations - P1549.CP.04
Triple Carport Plans & Elevations - P1549.CP.05
Roof Link Plans & Elevations - P1549.CP.06
Type C (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.C-R.01-A

Type C (Style Rural Edge) Floor & Roof Plans (Brick + Flint) - P1549.C-R.02-B
Type C (Style Rural Edge) Floor & Roof Plans (Brick + Flint) - P1549.C-R.03-B
Type C (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.C-R.04-C
Type C (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.C-R.05-A
Type C (Style Rural Edge) Floor & Roof Plans (Brick) - P1549.C-R.06-A
Type CS (Style Arundel Road) Floor & Roof Plans (Brick & Flint) - P1549.CS-A.01_B
Type CS (Style Arundel Road) Elevations (Brick & Render) - P1549.CS-A.02_A
Type C (Style The Greens) Plans & Elevations (Brick) - P1549.C.T.01_B
Cycle Store (Block H) - Plans & Elevations - P1549.CYC.01 Rev A
Cycle Store (Block J) - Plans & Elevations - P1549.CYC.02
Cycle Store (Block E) - Plans & Elevations - P1549.CYC.03
Cycle & Bin Stores (Block B) Plans & Elevations - P1549.CYC-BIN.01
Cycle & Bin Stores (Block C) Plans & Elevations - P1549.CYC-BIN.02
Type F+ (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F+-R.01-C
Type F+ (Style Rural Edge) Elevations (Boarding) - P1549.F+-R.02-B
Type F+ (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F+-R.03-B
Type F+ (Style Rural Edge) Elevations (Boarding) - P1549.F+-R.04-B
Type F1 (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) Rev A - P1549.F1-F.01 Rev C
Type F1 (Style - Avenue (Fontwell)) Elevations (Flint) Rev A - P1549.F1-F.02 Rev D
Type F2 (Style Fontwell Avenue) Floor & Roof Plans (Brick) - P1549.F2-F.01
Type F2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.F2-F.02_A
Type F2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.F2-F.03
Type F (Style Arundel Road) Floor & Roof Plans (Brick with Render) - P1549.F-A.01-B
Type F (Style Arundel Road) Elevations (Brick with Render) - P1549.F-A.02-B
Type F (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.F-F.01-A
Type F (Style - The Slopes) Elevations (Brick & Tile) - P1549.F-F.02-A
Type F (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.F-F.05_A
Type F (Style - The Slopes) Elevations (Brick & Tile) - P1549.F-F.06_A
Type F (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.F-F.15
Type F (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.F-F.16_B
Type F (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.F-F.17
Type F (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.F-F.18_B
Type F (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.F-F.19
Type F (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.F-F.20
Type F (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.F-F.21
Type F (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.F-F.22
Type FG (Style - Avenue (Fontwell)) Plans & Elevations (Brick & Tile) - P1549.FG-F.01_B
Type F (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.F-R.01-B
Type F (Style Rural Edge) Elevations (Brick with Flint) - P1549.F-R.02-B
Type F (Style Rural Edge) Floor & Roof Plans (Brick with Flint) - P1549.F-R.03-C
Type F (Style Rural Edge) Elevations (Brick with Flint) - P1549.F-R.04-A
Type F (Style Rural) Floor & Roof Plans (Boarding) - P1549.F-R.05
Type F (Style Rural) Elevations (Boarding) - P1549.F-R.06
Type F (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F-R.07-A
Type F (Style Rural Edge) Elevations (Boarding) - P1549.F-R.08-A
Type F (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F-R.09-B
Type F (Style Rural Edge) Elevations (Boarding) - P1549.F-R.10-B
Type F (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F-R.11
Type F (Style Rural Edge) Elevations (Boarding) - P1549.F-R.12
Type F (Style Rural Edge) Floor & Roof Plans (Boarding) - P1549.F-R.13
Type F (Style Rural Edge) Elevations (Boarding) - P1549.F-R.14
Type F (Style The Greens) Floor & Roof Plans (Painted Brick) - P1549.F-T.01-B

Type F (Style The Greens) Elevations (Painted Brick) - P1549.F-T.02-B
Type F (Style The Greens) Floor & Roof Plans (Boarding) - P1549.F-T.03-B
Type F (Style The Greens) Elevations (Boarding) - P1549.F-T.04-B
Type F (Style The Greens) Floor & Roof Plans (Boarding) - P1549.F-T.11
Type F (Style The Greens) Elevations (Boarding) - P1549.F-T.12
Type F (Style The Greens) Floor & Roof Plans (Painted Brick) - P1549.F-T.13
Type F (Style The Greens) Elevations (Painted Brick) - P1549.F-T.14
Single Garage Plans & Elevations - P1549.GAR.01
Triple Garage Plans & Elevations - P1549.GAR.02_D
Type OB (Style - The Slopes) Floor & Roof Plans (Brick) - P1549.OB-F.01_C
Type OB (Style - The Slopes) Elevations (Brick) - P1549.OB-F.02_A
Type OB (Style - The Slopes) Floor & Roof Plans (Brick) - P1549.OB-F.03_C
Type OB (Style - The Slopes) Elevations (Brick) - P1549.OB-F.04_A
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.05_D
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.06_C
Type OB (Style - The Slopes) Floor & Roof Plans (Brick) - P1549.OB-F.07_C
Type OB (Style - The Slopes) Elevations (Brick) - P1549.OB-F.08_A
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.09_D
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.10_D
Type OB (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.OB-F.11_C
Type OB (Style - The Slopes) Elevations (Brick & Tile) - P1549.OB-F.12_A
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.OB-F.13_C
Type OB (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.OB-F.14_C
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.19-B
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.20
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Flint) - P1549.OB-F.21-A
Type OB (Style - Avenue (Fontwell)) Elevations (Flint) - P1549.OB-F.22
Type OB (Style - Avenue (Fontwell)) Floor & Roof Plans (Brick) - P1549.OB-F.23-B
Type OB (Style - Avenue (Fontwell)) Elevations (Brick) - P1549.OB-F.24
Type OB (Style Rural Edge) Floor & Roof Plans (Flint) - P1549.OB-R.01_C
Type OB (Style Rural Edge) Elevations (Flint) - P1549.OB-R.02_A
Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.01.D
Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.02.B
Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.03.D
Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.04.B
Type OB (Style The Greens) Floor & Roof Plans (Boarding) - P1549.OB-T.07.C
Type OB (Style The Greens) Elevations (Boarding) - P1549.OB-T.08.A
Type OB (Style The Greens) Floor & Roof Plans (Boarding) - P1549.OB-T.15.C
Type OB (Style The Greens) Elevations (Boarding) - P1549.OB-T.16.A
Type OB (Style The Greens) Floor & Roof Plans (Brick) - P1549.OB-T.19.B
Type OB (Style The Greens) Elevations (Brick) - P1549.OB-T.20
Type P2 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.P2-F.03 Rev A
Type P2 (Style - The Slopes) Elevations (Brick & Tile) - P1549.P2-F.04 Rev A
Type P2+P (Style Rural Edge) Floor & Roof Plans (Board) - P1549.P2-R.03
Type P2+P (Style Rural Edge) Elevations (Brick) - P1549.P2-R.04
Type P2 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P2-T.03.A
Type P2 (Style The Greens) Elevations (Brick & Boarding) - P1549.P2-T.04.B
Type P3+P (Style Rural Edge) Floor & Roof Plans (Board) - P1549.P3-R.03
Type P3+P (Style Rural Edge) Elevations (Board) - P1549.P3-R.04
Type P3 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P3-T.03
Type P3 (Style The Greens) Elevations (Brick & Boarding) - P1549.P3-T.04
Type P (Style Arundel Road) Floor & Roof Plans (Brick) - P1549.P-A.01.B

Type P (Style Arundel Road) Elevations (Brick) - P1549.P-A.02.A
Type P (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.P-A.07
Type P (Style Arundel Road) Elevations (Brick & Render) - P1549.P-A.08
Type P (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.P-F.07_C
Type P (Style - The Slopes) Elevations (Brick & Tile) - P1549.P-F.08_B
Type P (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.P-T.11_A
Type P (Style The Greens) Elevations (Brick & Boarding) - P1549.P-T.12
Type V1 (Style Fontwell Avenue) Floor & Roof Plans (Brick) P1549.V1-F.01
Type V1 (Style - The Slopes) Elevations (Brick & Tile) - P1549.V1-F.02_A
Type V1 (Style - The Slopes) Floor & Roof Plans (Brick & Tile) - P1549.V1-F.05
Type V1 (Style - The Slopes) Elevations (Brick & Tile) - P1549.V1-F.06
Type V1 (Style The Greens) Floor & Roof Plans (Brick & Boarding) - P1549.V1-T.01
Type V1 (Style The Greens) Elevations (Brick & Boarding) - P1549.V1-T.02
Type V (Style - The Slopes) Plans & Elevations (Brick) - P1549.V-F.01.C
Type V (Style - Avenue (Fontwell)) Plans & Elevations (Brick) - P1549.V-F.02.B
Type V (Style Rural Edge) Plans & Elevations (Brick) - P1549.V-R.01_C
Type V (Style The Greens) Plans & Elevations (Brick) - P1549.V-T.01.C
Type W (Style Arundel Road) Floor & Roof Plans (Brick & Render) - P1549.W-A.05
Type W (Style Arundel Road) Elevations (Brick & Render) - P1549.W-A.06
Landscape Maintenance Plan November 2020 - DE_352_LM_001
Landscape Masterplan - DE-352-01-001 Rev N
Northern Masterplan - DE-352-01-002 Rev M
Southern Masterplan - DE-352-01-003 Rev N
Playground Plan - DE-352-01-004 Rev L
Section AA, BB, CC - DE-352-01-005 Rev G
Section DD, EE, FF - DE-352-01-006 Rev H
Boundary Vegetation Plan - DE-352-01-007 Rev H
Arboricultural Method Statement: June 2020 Rev B- 6233 AMS
Tree Retention Plans - 6233-T-05 Rev B
Tree Retention Plans - 6233-T-06 Rev B
Tree Retention Plans - 6233-T-07 Rev B
Tree Protection Plans - 6233-T-08 Rev B
Tree Protection Plans - 6233-T-09 Rev B
Tree Protection Plans - 6233-T-10 Rev B
Tree Protection Plans - 6233-T-11
Affordable Housing Statement
Energy Strategy Statement - July 2020 - Briary Energy

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan 2011-2031.

2 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings, which meets the minimum requirements for the year 2023 set out in Table 2.2 of the Arun Parking Standards SPD, shall be submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in accordance with the approved details and the charging points shall be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan 2011-2031, the Arun Parking Standards SPD and the National Planning Policy Framework.

3 Notwithstanding the provisions of Class A 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 extension shall be erected beyond the rear wall of the dwellinghouses 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 D DM1 of the Arun Local Plan 2011-2031.

4 Block A hereby permitted shall not be used within Use Class A3 unless and until, details of a suitable system for the extraction of cooking odours (including details of the extract fan units, filters, extraction hoods and ducting together with method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed by a competent engineer before such use commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011-2031.

5 The drainage serving the kitchen(s) at any proposed commercial hot food business shall be fitted with a grease trap / separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate. The applicant shall provide the Local Planning Authority with details of their proposed grease trap / separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004 and BS EN 1825-2:2002 (Current Status: 'Under Review') or other effective means of grease removal.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 - 2031

6 Block A hereby permitted shall not be used within Use Class A3 unless and until details of suitable provision of sanitary accommodation (in line with the guidelines set out within the Arun District Council document entitled: 'Provision of sanitary accommodation in food businesses') has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining adequate amenity to local residents and visitors to the area.

7 No delivery activities shall take place at Block A, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday).

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011-2031.

8 Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011-2031.

9 No external lighting shall be installed unless and until details have been submitted to, and approved in writing by the Local Planning Authority. This submission shall include a layout plan

with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational, to ensure no light creep / bleed, and maintained and operated thereafter in accordance with the approved details, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from the effects of light pollution in accordance with Policy QE DM2 of the Adopted Arun Local Plan 2011-2031.

Neil Crowther
Group Head of Planning

Case Officer:	Raymond Cole	Arun District Council The Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF
Decision Issued:	**11th December 2020**	

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).