



**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/95/18/RES

1 To Addressee

Pegasus Group
Whitworth Road
Cirencester

GL7 1RT

2 Site Address

Land east of Tye Lane
Walberton

3 Description of Development

Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area.

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 materials:

Drawing No. IND171208LP01 Rev. A - Site Location Plan
 Drawing No. LIND171208SL.01 Rev. E - Site Layout Plan
 Drawing No. LIND171208AHL.01 Rev. B - Affordable Housing Layout Plan
 Drawing No. LIND171208DBML Rev. D - Dwelling Boundary Materials Layout Plan
 Drawing No. HT.414.p Rev A
 Drawing No. HT.414.1e Rev A
 Drawing No. HT.414.2e Rev A
 Drawing No. HT.414.3e Rev A
 Drawing No. HT.414.4e Rev A
 Drawing No. HT.A24L-S.e Rev. B - HT-A24L - Elevations
 Drawing No. HT.A24L-S.p Rev. B - HT-A24L - Floor Plans
 Drawing No. HT.A24L-T.e Rev. C - HT-A24L - Terrace Affordable - Elevations
 Drawing No. HT.A24L-T.p Rev. B - HT-A24L - Floor Plans
 Drawing No. HT.A32L.p Rev. B - HT-A32L - Floor Plans
 Drawing No. HT.A32L-1.e Rev. B - HT-A32L - Elevations
 Drawing No. HT.A32L-2.e Rev. B - HT-A32L - Elevations
 Drawing No. HT.BEC.p Rev. B - Becket - Floor Plans
 Drawing No. HT.BEC-1.e Rev. B - Becket - Elevations
 Drawing No. HT.BEC-2.e Rev. B - Becket - Elevations
 Drawing No. HT.COT.p Rev. B - Cottingham - Floor Plans
 Drawing No. HT.COT-1.e Rev. B - Cottingham - Elevations
 Drawing No. HT.COT-2.e Rev. B - Cottingham - Elevations
 Drawing No. HT.COT-3.e Rev. B - Cottingham - Elevations
 Drawing No. HT.ELM-D.p Rev. B - Elmsile - Floor Plans
 Drawing No. HT.ELM-D1.e Rev. B - Elmsile - Elevations
 Drawing No. HT.ELM-D2.e Rev. B - Elmsile - Elevations
 Drawing No. HT.ELM-S.p Rev. B - Elmsile - Floor Plans
 Drawing No. HT.ELM-S1.e Rev. B - Elmsile - Elevations
 Drawing No. HT.ELM-S2.e Rev. B - Elmsile - Elevations
 Drawing No. HT.LEV.p Rev. B - Leverton - Floor Plans
 Drawing No. HT.LEV-1.e Rev. B - Leverton - Elevations
 Drawing No. HT.LEV-2.e Rev. B - Leverton - Elevations
 Drawing No. HT.LEV-3.e Rev. B - Leverton - Elevations
 Drawing No. HT.LEV-4.e Rev. B - Leverton - Elevations
 Drawing No. HT.MYL.p Rev. B - Mylne - Floor Plans
 Drawing No. HT.MYL-1.e Rev. B - Mylne - Elevations
 Drawing No. HT.MYL-2.e Rev. B - Mylne - Elevations
 Drawing No. HT.MYL-3.e Rev. B - Mylne - Elevations
 Drawing No. HT.PEM.p Rev. B - Pembroke - Floor Plans
 Drawing No. HT.PEM-1.e Rev. B - Pembroke - Elevations
 Drawing No. HT.PEM-2.e Rev. B - Pembroke - Elevations
 Drawing No. HT.PEM-3.e Rev. B - Pembroke - Elevations
 Drawing No. HT.PEM-5.e Rev. B - Pembroke - Elevations
 Drawing No. HT.PEM-6.e Rev. B - Pembroke - Elevations
 Drawing No. HT.WAL.e Rev. C - Walberton - Elevations
 Drawing No. HT.WAL.p Rev. C - Walberton - Floor Plans
 Drawing No. P.66-67.e Rev. B - Plots 66-67 - Elevations
 Drawing No. P.66-67.p Rev. B - Plots 66-67 - Floor Plans
 Drawing No. FB-A.e Rev. B - Flat Block A - Elevations
 Drawing No. FB-A.p1 Rev. A - Flat Block A - Ground Floor Plan (Sheet 1 of 2)
 Drawing No. FB-A.p2 Rev. A - Flat Block A - First Floor Plan (Sheet 2 of 2)

Drawing No. FB-B.e1 Rev. B - Flat Block B - Elevations (Sheet 1 of 2)
 Drawing No. FB-B.e2 Rev. B - Flat Block B - Elevations
 Drawing No. FB-B.P Rev. A - Flat Block B - Floor Plans
 Drawing No. FB-C.e1 Rev. B - Flat Block C - Elevations (Sheet 1 of 2)
 Drawing No. FB-C.e2 Rev. B - Flat Block C - Elevations (Sheet 2 of 2)
 Drawing No. FB-C.p1 Rev. B Flat Block C - Floor Plans (Sheet 1 of 2)
 Drawing No. FB-C.p2 Rev. B - Flat Block C - Floor Plans (Sheet 2 of 2)
 Drawing No. FB-D.e1 Rev. C - Flat Block D - Elevations (Sheet 1 of 2)
 Drawing No. FB-D.e2 Rev. B - Flat Block D - Elevations (Sheet 2 of 2)
 Drawing No. FB-D.p1 Rev. B - Flat Block D - Floor Plans (Sheet 1 of 2)
 Drawing No. FB-D.p2 Rev. B - Flat Block D - Floor Plans (Sheet 2 of 2)
 Drawing No. FB-E.e1 Rev. B - Flat Block E - Elevations (Sheet 1 of 2)
 Drawing No. FB-E.e2 Rev. B - Flat Bock E- Elevations (Sheet 2 of 2)
 Drawing No. FB-E.p1 Rev. B - Flat Block E - Floor Plans (Sheet 1 of 2)
 Drawing No. FB-E.p2 Rev. B - Flat Block E - Floor Plans (Sheet 2 of 2)
 Drawing No. SHED_01.pe Rev. A - Shed Elevations
 Drawing No. GAR-01.pe Rev. A - Garage Elevations
 Drawing No. GAR-02.pe Rev. A - Garage Elevations
 Drawing No. SUB01 Rev A - Substation
 Drawing No. 3823_101 Rev. E - Soft Landscaping Sheet 1 of 3
 Drawing No. 3823_102 Rev. B - Soft Landscaping Sheet 2 of 3
 Drawing No. 3823_103 Rev. B - Soft Landscaping Sheet 3 of 3
 Drawing No. 3823_104 Rev. E - Hard Landscaping Sheet 1 of 3
 Drawing No. 3823_105 Rev. B - Hard Landscaping Sheet 2 of 3
 Drawing No. 3823_106 Rev. B - Hard Landscaping Sheet 3 of 3
 Drawing No. 3823_107 Rev. E - Public Open Space Design
 Drawing No. 3823_109 Rev. C - Public Open Space Design
 Drawing No. 3823_110 Rev. B - Public Open Space Design
 Drawing No. 3823_111 Rev. F - Landscape Masterplan
 Drawing No. 3823_112 - LEAP Rev. A - Play Area 1
 Drawing No. 3823_113 - LEAP Play Area 2
 Drawing No. 3823_116 - Entrance Wall Feature
 Drawing No. 3823_117 - Boundary Design Details 1 of 2
 Drawing No. 3823_118 - Boundary Design Details 2 of 2
 Drawing No. 3823_03 Rev. A - Landscape Management Plan
 Drawing No. BHA_C_2636 - Tree Schedule
 Drawing No. 183240-004 Rev. C - Preliminary Levels Strategy

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

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Prior to the construction of the proposed tennis courts, further details of their design and specification to include a cross section of their construction to sub-base level shall be submitted and approved in writing by the Local Planning Authority (after consultation with Sport England). The tennis courts shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the development is fit for purpose and sustainable and to accord with Policy D DM1 of the Local Plan.

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No floodlights or other forms of external lighting shall be installed or used at the tennis courts.

Reason: To protect neighbouring residential amenity in accordance with Policy D DM1 of the Local Plan.

- 4 The pedestrian, cyclist and emergency access point onto Tye Lane shall be constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: To ensure accessibility for cyclists and pedestrians to Tye Lane, in accordance with Policy D DM1 of the Local Plan.

- 5 Prior to any development of a dwelling above damp proof course level, a scheme setting any on-site or off-site mitigation measures necessary to minimise the ingress of golf balls onto the application site shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation and use of the dwellings to which the mitigation measures relates and any mitigation measures (e.g. ball stop fences) shall be maintained in good condition thereafter.

Reason: In the interests of health and safety and to protect the residential amenity of the development, in accordance with Policy D DM1 of the 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Michael Eastham

Date of Decision:

16 April 2019

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