

DECISION NOTICE

Application Ref: Y/127/21/RES

1 To Addressee

Nexus Planning
5th Floor
Thames Tower
Station Road
Reading
RG1 1LX

2 Site Address

Land at Bilsham Road
Yapton

3 Description of Development

Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). This site is not CIL Liable as in Yapton Strategic Site.

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 and documents:

- Location Plan - S201
- Site Survey - S202
- Site Survey (Sheet 1) - S202.1
- Site Survey (Sheet 2) - S202.2
- Illustrative Street Scenes (AA, BB, CC, DD) - C202 Rev A
- Illustrative Street Scenes (EE, FF, GG, HH) - C203 Rev A
- Illustrative Perspective View (View A) - C204
- Illustrative Perspective View (View B) - C205
- Illustrative Perspective View (View C) - C206
- Illustrative Perspective View (View D) - C207
- Illustrative Perspective View (View E) - C208
- Illustrative Perspective View (View F) - C209

- Illustrative Perspective View (View G) - C210 Rev A
- Proposed Site Layout (Whole Site) - P201 Rev H
- Proposed Site Layout (Footpath Routes) - P201.3
- Tenure Housing Plan (Whole Site) - P202 Rev C
- Building Materials Layout (Whole Site) - P203 Rev D
- Building Materials Layout (Sheet 1) - P203.1 Rev C
- Building Materials Layout (Sheet 2) - P203.2 Rev C
- Boundary Materials Layout (Whole Site) - P204 Rev C
- Boundary Materials Layout (Sheet 1) - P204.1 Rev C
- Boundary Materials Layout (Whole Site) - P204.2 Rev C
- Surface Materials (Whole Site) - P205 Rev C
- Surface Materials (Sheet 1) - P205.1 Rev C
- Surface Materials (Sheet 2) - P205.2 Rev C
- Garden Depth Layout (Whole Site) - P206 Rev C
- Car Parking Layout (Whole Site) - P207 Rev C
- Accessibility Layout (Whole Site) - P208 Rev D
- Refuse Strategy Layout (Whole Site) - P210 Rev C
- Green Infrastructure Layout (Whole Site) - P211 Rev C
- Land Use Layout (Whole Site) - P212 Rev C
- Apartment Block A - Full Plans & Elevations - P213 Rev A
- Apartment Block B - Full Plans & Elevations - P214
- Apartment Block C, D, E, F, G - Full Plans & Elevations - P215
- Apartment Block C, D, E, F - Elevations - P216
- Apartment Block H & FOG - Full Plans & Elevations - P217
- C2H4 - Semi - Full Plans & Elevations - P219 Rev A
- C2H4 & C2H5 - Terrace - Full Plans & Elevations - P220 Rev A
- C2H6 - Detach - Full Plans & Elevations - P221
- C3H3 - Semi - Full Plans & Elevations - P222
- C3H5 - Detach - Full Plans & Elevations - P223 Rev A
- C3H5 & C2H3 - Semi - Full Plans & Elevations - P224
- C3H5 & C2H3 - Terrace - Full Plans & Elevations - P225
- C3H10 - Detach - Full Plans & Elevations - P226
- C3H10 - Semi - Full Plans & Elevations - P227
- C4H2 - Semi - Full Plans & Elevations - P228
- C4H2 - Detach & Terrace - Full Plans & Elevations - P229
- 2B3P Type A - Semi - Full Plans & Elevations - P230
- 2B3P Type A - Terrace - Full Plans & Elevations - P231
- 2B4P Type B - Semi - Full Plans & Elevations - P232 Rev A
- 2B4P Type B - Terrace - Full Plans & Elevations - P233 Rev A
- 2B4P Type C - Semi - Full Plans & Elevations - P234
- 2B4P Type C - Terrace - Full Plans & Elevations - P235
- 2B4P Type D - Detach - Full Plans & Elevations - P236
- 3B4P Type A - Semi & Terrace - Full Plans & Elevations - P237 Rev A
- 3B4P Type A - Semi - Elevations - P238
- 3B4P Type A - Terrace - Elevations - P239
- 3B5P Type B - Detach & Semi - Full Plans & Elevations - P240
- 3B5P Type B - Semi - Elevations - P241
- 3B6P Type C - Detach - Full Plans & Elevations - P242
- 3B5P Type D - Detach - Full Plans & Elevations - P243 Rev A
- 3B5P Type D & 2B49 Type B - Semi - Full Plans & Elevations - P245 Rev A
- 3B5P Type D & 2B49 Type B - Terrace - Full Plans & Elevations - P246 Rev A
- 4B7P Type A - Detach - Full Plans & Elevations - P247

- 4B7P Type A - Semi - Full Plans & Elevations - P248
- 4B7P Type B - Detach - Full Plans & Elevations - P249
- 4B7P Type B - Detach - Elevations - P250
- Ancillary Buildings - Single & Twin Garages - P251
- Ancillary Buildings - Double Carport & Sheds - P252
- Ancillary Buildings - Single & Double Carports - P253
- Ancillary Buildings - Triple Carport - P254
- Ancillary Buildings - Pump & Sub Stations - P255
- Ancillary Buildings - Double & Triple Pergola - P256
- Ancillary Buildings - Single Attached Garage - P257

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

- 2 No development above damp proof course (DPC) level shall take place until full details of the proposed cycle stores for those dwellings which do not benefit from a garage or individual store located within the properties demise have been submitted to and approved in writing by the Local Planning Authority and the relevant houses shall not be occupied until the approved cycle storage associated with them have been erected/provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

Reason: To provide alternative travel options to the use of the private motor vehicle in accordance with Arun Local Plan policies T SP1 and T DM1.

- 3 No dwelling shall be occupied until the vehicular access, roads, footways, car/garaging including visitor spaces and cycle parking and turning spaces serving that dwelling have been constructed and are available to use. Once provided, the parking spaces shall not be used for any purpose other than for the parking of vehicles and the garages shall not be used for any purpose other than the parking of vehicles and for domestic storage.

Reason: In the interests of ensuring appropriate access and vehicle parking and highway safety within the development in accordance with policy T SP1 of the Arun Local Plan.

- 4 None of the dwellings hereby approved shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) to the location of the SuDS features within areas of Public Open Space and close to designated play areas. The submission shall include details of any physical changes if necessary such as boundary treatments for approval in writing by the Local Planning Authority prior to occupation.

Reason: In the interests of amenity and safety in accordance with policies D DM1 and OSR DM1 of the Arun Local Plan.

- 5 No development above damp-proof course (DPC) level shall take place unless and until details of the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Prior to the first occupation of any dwelling forming part of the proposed development, the developer shall at their own expense install the required fire hydrants (or in a phased programme if a large development) in the approved locations to BS:750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrants shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner/occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with policy INF SP1 and T SP1 of the Arun Local Plan and in accordance with The Fire & Rescue Service Act 2004.



Neil Crowther
Group Head of Planning

Case Officer: Mr D Easton

Decision Issued: 29th April 2022

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 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).