

DECISION NOTICE

Application Ref: Y/48/21/PL

1 To Addressee

Redrow Homes
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

2 Site Address

Land south of Ford Lane
East of North End Road
Yapton
BN18 0DS

3 Description of Development

Construction of temporary vehicular access off North End Road for three years to allow safe access to the affordable units throughout the remaining period of construction within the application site following Y/82/20/RES. This site is in CIL Zones 2 & 3 (Zero Rated) as other development.

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 permitted shall be begun before the expiration of 3 years from the date of this permission; and the Local Planning Authority must be notified in writing on commencement of the development.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The temporary vehicle access hereby permitted shall be discontinued permanently on or before the 31st May 2024, following which the temporary access identified on Drawing No. ITB14679-GA-003 Rev. B - Temporary Access shall be removed from the site by 30th September 2024 and that the permanent arrangements be provided.

Reason: To ensure the vehicle access to the site from North End Road is for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

- Drawing No. A855 037 Rev. A - Site Location Plan.
- Drawing No. 18-644/400 Rev. C - Section 278 Agreement Plan.
- Drawing No. ITB14679-GA-003 Rev. B - Temporary Access.
- Drawing No. ITB14679-GA-004 - Swept Path Analysis - Refuse Vehicle / Estate Car.
- Drawing No. JSL3292_800 - Tree Constraints Plan.
- Drawing No. JSL3292_810 - Tree Protection and Removal Plan.

- Technical Note: Transport Statement (Ref. DS/GT/ITB14679-009 TN), 5th March 2021.
- Technical Note: Additional Information (Ref. DS/ITB 14679-007) including RSA incorporating Designer Response, 18th May 2021.
- Tree Survey & Arboricultural Impact Assessment (Ref. JSL3292_880), 10th March 2021.

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.

- 4 Within 3 months of the date of this permission, contractor fencing shall be installed at the eastern end of the temporary vehicular access which would form a barrier, to secure the area which is still under construction, ensuring that no through route to Ford Lane from North End Road would be created.

Reason: In the interests of highway safety, amenity and the environment in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

- 5 No construction / demolition activities shall take place other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no activities taking place on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 6 Prior to the commencement, including any works of demolition, a Construction Management Plan shall be submitted and be approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
 - a) An indicative programme for carrying out of the works;
 - b) The anticipated number, frequency, routing and types of vehicles used during construction;
 - c) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
 - d) Measures to minimise the noise generated by the construction process to include the careful selection of plant and machinery;
 - e) Measures to control the emission of dust and dirt during construction;
 - f) The parking of vehicles of site operatives and visitors;
 - g) Loading and unloading of plant and materials, including permitted times for deliveries;
 - h) Storage of plant and materials used in constructing the temporary vehicular access;
 - i) The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
 - j) A scheme for recycling / disposing of waste resulting from construction works i.e. no burning permitted.

Reason: For the avoidance of doubt and to protect the amenity of local residents, the environment and highway safety, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because

of the need to ensure measures are in place to mitigate the impact of construction works and deliveries on neighbouring residential amenity.

INFORMATIVE: Works within the Highway - Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: Temporary directional signs to housing developments

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

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

Decision Issued: 15th June 2021

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).