ADUR DISTRICT COUNCIL

Maggie Williams - Planning Manager
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0323/19

Details of Development

HYBRID PLANNING APPLICATION FOR UP TO AND INCLUDING 469 HOMES COMPRISING: (1) OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED WITH THE EXCEPTION OF ACCESS) FOR THE ERECTION OF UP TO AND INCLUDING 373 DWELLINGS, COMMUNITY ORCHARD/GROWING SPACE, NON-VEHICULAR LINKS BETWEEN THE SITE AND WORTHING, TRAFFIC CALMING MEASURES, ASSOCIATED LANDSCAPING, OPEN SPACE/RECREATION AREAS, ECOLOGICAL ENHANCEMENTS INCLUDING IMPROVEMENTS AND EXTENSION TO COKEHAM BROOKS LOCAL WILDLIFE SITE, AND ALL OTHER ASSOCIATED DEVELOPMENT WORKS. (2) FULL PLANNING PERMISSION FOR 96 DWELLINGS (PART OF THE OVERALL 469 DWELLINGS COMPRISING 2 NO. 1-BED, 37 NO. 2-BED, 40 NO. 3-BED AND 17 NO. 4-BED HOMES, INCLUDING 30% AFFORDABLE HOUSING) AND ALL OTHER ASSOCIATED DEVELOPMENT WORKS, PROVISION OF FORMAL PLAYING PITCHES (PHASE 1). (3) CHANGE OF USE OF LAND SOUTH OF HAMBLE RECREATION GROUND TO COMMUNITY/EDUCATION AND AGRICULTURAL/HORTICULTURAL USES ASSOCIATED WITH A NEW COMMUNITY FARM. (DEVELOPMENT SITE INCLUDES LAND WEST OF DANKTON LANE LEADING FROM THE EAST OF UPPER BRIGHTON ROAD SOMPTING)

Location of Development

LAND SOUTH OF WEST STREET AND WEST OF LOOSE LANE SOMPTING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th February 2019.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Ref: AWDM/0323/19



Gary Peck
Planning Services Manager
08/08/2023

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

PHASE 1 DRAWINGS ETC		
Reference/Drawing Number	**Version**	**Date Received**
LAYOUTS		
LOCATION PLAN	601_PL_001 A	16.07.2021
PLANNING LAYOUT	601_PL_100 E	01.06.2023
NMA APPLICATION PLANNING LAYOUT - COLOUR	601_PL_101 E	01.06.2023
TENURE PLAN	601_PL_102 E	01.06.2023
STOREY HEIGHTS PLAN	601_PL_103 E	01.06.2023
UNIT TYPES PLAN	601_PL_104 E	01.06.2023
PARKING STRATEGY PLAN	601_PL_105 F	01.06.2023
REFUSE & FIRE STRATEGY PLAN	601_PL_106 E	01.06.2023
GARDEN AREAS PLAN	601_PL_107 E	01.06.2023
MOVEMENT PLAN	601_PL_108 E	01.06.2023
EXTERNAL WORKS PLAN	601_PL_109 E	01.06.2023
EXTERNAL WALL FINISHES PLAN	601_PL_110 E	01.06.2023
ROOF FINISHES PLAN	601_PL_111 E	01.06.2023
CGI VIEW 1 - WEST STREET ENTRANCE - Plots 1 - 3	601_PL_VIEW_01 A	16.07.2021
CGI VIEW 2 - HOUSES FRONTING OPEN SPACE - Plots 22 - 53	601_PL_VIEW_02 A	16.07.2021
STREET SCENE - Plots 8; 25 - 33	601_PL_SS_01 A	16.07.2021
4 No. CAR BARN - ELEVATIONS + PLAN	601_PL_CB_01	16.07.2021
SINGLE GARAGE - ELEVATIONS + FLOOR PLANS	601_GAR_01	16.07.2021
DOUBLE GARAGE (twin occupiers) - ELEVATIONS + FLOOR PLAN	601_GAR_02	16.07.2021
SPORTS HUT - ELEVATIONS + FLOOR PLAN	601_SH_01 B	16.07.2021
SUBSTATION - ELEVATIONS + FLOOR PLAN	601_SUB_01	16.07.2021
SCREEN WALL DETAIL	601_WALL_01	16.07.2021
FLINT WALL DETAIL	601_WALL_02	16.07.2021
HOUSE TYPES		
1 BED WHEELCHAIR MAISONETTE - ELEVATIONS - BRICK	601_PL_1BWCM_E1 A	16.07.2021
1 BED WHEELCHAIR MAISONETTE - FLOOR PLAN	601_PL_1BWCM_P1 A	16.07.2021
2 BED MAISONETTE - ELEVATIONS - BRICK	601_PL_2BM_E1 A	16.07.2021
2 BED MAISONETTE - FLOOR PLAN	601_PL_2BM_P1 A	16.07.2021
2 BED HOUSE - ELEVATIONS - BRICK	601_PL_2420_E1	16.07.2021
2 BED HOUSE - ELEVATIONS - TERRACE - BRICK	601_PL_2420_E2	16.07.2021
2 BED HOUSE - FLOOR PLANS	601_PL_2420_P1 A	16.07.2021
2 BED HOUSE - FLOOR PLANS - TERRACE	601_PL_2420_P2 A	16.07.2021
3 BED HOUSE - ELEVATIONS - RENDER	601_PL_3420+_E1 A	16.07.2021
3 BED HOUSE - ELEVATIONS - BRICK	601_PL_3420+_E2 A	16.07.2021

3 BED HOUSE - FLOOR PLANS	601_PL_3420+_P1	16.07.2021
4 BED HOUSE - ELEVATIONS - FLINT / BRICK	601_PL_4525+_E1 A	16.07.2021
4 BED HOUSE - FLOOR PLANS	601_PL_4525+_P1 A	16.07.2021
DANBURY HOUSE TYPE - ELEVATIONS - BRICK	601_PL_DAN_E1 A	16.07.2021
DANBURY HOUSE TYPE - ELEVATIONS - TERRACE - BRICK	601_PL_DAN_E2 A	16.07.2021
DANBURY HOUSE TYPE - ELEVATIONS - RENDER	601_PL_DAN_E3	16.07.2021
DANBURY HOUSE TYPE - FLOOR PLANS	601_PL_DAN_P1	16.07.2021
DANBURY HOUSE TYPE - FLOOR PLANS - TERRACE	601_PL_DAN_P2	16.07.2021
SHERWOOD HOUSE TYPE - ELEVATIONS - BRICK	601_PL_SHER_E1 A	16.07.2021
SHERWOOD HOUSE TYPE - ELEVATIONS - RENDER	601_PL_SHER_E2 A	16.07.2021
SHERWOOD HOUSE TYPE - FLOOR PLANS	601_PL_SHER_P1 A	16.07.2021
CHARNWOOD HOUSE TYPE - ELEVATIONS - RENDER	601_PL_CHAR_E1 A	16.07.2021
CHARNWOOD HOUSE TYPE - ELEVATIONS - BRICK	601_PL_CHAR_E2 A	16.07.2021
CHARNWOOD HOUSE TYPE - FLOOR PLANS	601_PL_CHAR_P1 A	16.07.2021
CHARNWOOD HOUSE TYPE - FLOOR PLANS	601_PL_CHAR_P2 A	16.07.2021
CHARNWOOD CNR HOUSE TYPE - ELEVATIONS - RENDER	601_PL_CHARC_E1 A	16.07.2021
CHARNWOOD CNR HOUSE TYPE - FLOOR PLANS	601_PL_CHARC_P1 A	16.07.2021
SAUNTON HOUSE TYPE - ELEVATIONS - RENDER	601_PL_SAU_E1 A	16.07.2021
SAUNTON HOUSE TYPE - ELEVATIONS - BRICK	601_PL_SAU_E2	16.07.2021
SAUNTON HOUSE TYPE - FLOOR PLANS	601_PL_SAU_P1	16.07.2021
WHITELEAF HOUSE TYPE - ELEVATIONS - BRICK + DOUBLE BAY	601_PL_WHI_E1 A	16.07.2021
WHITELEAF HOUSE TYPE - ELEVATIONS - FLINT	601_PL_WHI_E2 A	16.07.2021
WHITELEAF HOUSE TYPE - ELEVATIONS - BRICK + CHIMNEY	601_PL_WHI_E3 A	16.07.2021
WHITELEAF HOUSE TYPE - FLOOR PLANS	601_PL_WHI_P1 A	16.07.2021
WHITELEAF HOUSE TYPE - FLOOR PLANS	601_PL_WHI_P2 A	16.07.2021
WHITELEAF HOUSE TYPE - FLOOR PLANS	601_PL_WHI_P3 A	16.07.2021
KIELDER HOUSE TYPE - ELEVATIONS - FLINT / BRICK + BAY	601_PL_KIE_E1 A	16.07.2021
KIELDER HOUSE TYPE - ELEVATIONS - BRICK	601_PL_KIE_E2 A	16.07.2021
KIELDER HOUSE TYPE - FLOOR PLANS	601_PL_KIE_P1 A	16.07.2021
KIELDER HOUSE TYPE - FLOOR PLANS	601_PL_KIE_P2 A	16.07.2021
KIELDER SP HOUSE TYPE - ELEVATIONS - FLINT/BRICK + BAY+CHIMNEY	601_PL_KIE_SP_E1 A	16.07.2021
KIELDER SPECIAL HOUSE TYPE - FLOOR PLANS	601_PL_KIE_SP_P1 A	16.07.2021
LANDSCAPING		
SOFT LANDSCAPING SHEET 1 OF 4	2134_134 K	01.06.2023
SOFT LANDSCAPING SHEET 2 OF 4	2134_135 K	01.06.2023
SOFT LANDSCAPING SHEET 3 OF 4	2134_136 K	01.06.2023
SOFT LANDSCAPING SHEET 4 OF 4	2134_137 K	01.06.2023
HARD LANDSCAPING SHEET 1 OF 3	2134_138 J	01.06.2023
HARD LANDSCAPING SHEET 2 OF 3	2134_139 J	01.06.2023
HARD LANDSCAPING SHEET 3 OF 3	2134_140 J	01.06.2023
LANDSCAPE MASTERPLAN	2134_141 K	01.06.2023
DRAINAGE		
Post Development Impermeable Area	D1358-SK201 D	16.07.2021
st Development Catchment Areas	D1358-SK202 F	16.07.2021
Drainage Strategy (Sheet 1 of 3)	D1358-SK300 E	16.07.2021

Drainage Strategy (Sheet 2 of 3)	D1358-SK301 B	16.07.2021
Drainage Strategy (Sheet 3 of 3)	D1358-SK302 A	16.07.2021
Surface Water Drainage Catchments, Loading and Referencing	D1358-SK400 B	16.07.2021
D1358 Phase 1 Drainage Strategy (Report)	D1358_PHASE 1_DS1.4	16.07.2021
HIGHWAYS		
Site Access - West Street with WSCC proposed Cycle Route	ITB12233-GA-026 H	01.06.2023
A27/Dankton Lane Improvement + Site Access	ITB12233-GA-001 F	16.07.2021
Swept Path Analysis - FIRE TENDER	ITB12233-GA-011 F	01.06.2023
Swept Path Analysis - LARGE REFUSE VEHICLE	ITB12233-GA-012 J	01.06.2023
Proposed Layout - Forward Visibility	ITB12233-GA-029 D	01.06.2023
Potential Traffic Calming Scheme - Loose Lane	ITB12233-GA-039 D	01.06.2023
Swept Path Analysis_COMBINE HARVESTER & FARM TRACTOR	ITB12233-GA-040 G	01.06.2023
Potential Agricultural Access Arrangement	ITB12233-GA-041 F	01.06.2023
Swept Path Analysis_STANDARD RIGID BUS, REFUSE & FIRE APPLIANCE	ITB12233-GA-042 A	01.06.2023

SITE WIDE DRAWINGS ETC		
Reference/Drawing Number	**Version**	**Date Received**
PHASING PLAN	601_MP_PP_01B	28.06.2023
LANDSCAPE STRATEGY (Illustrative)	CSA/2134/133E	11.08.2021
SITE ACCESS - LOOSE LANE (Phase 3)	ITB12233-GA-004H	16.07.2021
PARAMETER PLANS		
Building Heights Parameter Plan	P20-2806_02-01A	16.07.2021
Density Parameter Plan	P20-2806_02-02A	16.07.2021
Street Hierarchy Parameter Plan	P20-2806_02-03A	16.07.2021
Extents of Elements Plan of Hybrid Application	PERW3018-1101	20.02.2019
Masterplan - Open Space Calculations Plan	601_MP_OCP_01 L	01/06/2023
ASSOCIATED DOCUMENTS		
West Sompting - Agricultural Access	JDW/RS/ITB12233 1	01.06.2023
West Sompting - Transport Assessment	JDW/RS/ITB12233-004B	20.02.2019
Design & Access Statement Addendum	DAS A11	16.07.2021
Statement of Community Engagement	February 2019	20.02.2019
Planning Statement	February 2019	20.02.2019
Energy & Sustainability Statement	February 2019	20.02.2019
Geo-Environmental Site Investigation	20612P2R4	20.02.2019
Geo-Environmental Site Investigation - Phase 1	1CO104163(20612)P1R2	20.02.2019
Landscape and Visual Impact Assessment	CSA/2134/06E	20.02.2019
Air Quality Assessment	70009904-003	20.02.2019
Ecological Impact Assessment	CSA/2134/04C	20.02.2019
Protected Species Report	CSA/2134/05D	20.02.2019
Environmental Noise Impact Assessment	SA-3631/3	20.02.2019
Archaeological Desk Based Assessment - FINAL	EH/DH/23756	20.02.2019
Framework Travel Plan	JW/RS/ITB12233-008A R	20.02.2019
Flood Risk and Drainage Strategy	2017/D1358/FRA/1.4	20.02.2019

Tree Survey and Impact Assessment	8694-KC-XX-YTREE C	20.02.2019
Tree Constraints Plan - 1 of 2	8694/01B	20.02.2019
Tree Constraints Plan - 2 of 2	8694/01B	20.02.2019
Tree Protection Plan	8694-KC-DL-YTREE-TPP01/0	20.02.2019

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. TIME LIMIT CONDITIONS

The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. Each Phase of the development for which outline planning permission is hereby granted shall be commenced before the expiration of three years from the date of this permission or two years from approval of the last Reserved Matters relevant to that Phase whichever is later.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

04. Details of the Reserved Matters associated with the residential dwellings granted outline approval (the Residential Reserved Matters) shall be submitted to the Local Planning Authority within three years from the date of this permission to include:
(i) scale
(ii) appearance
(iii) layout
(iv) landscaping

No development of the dwellings granted outline planning permission, other than remediation, drainage (in accordance with the approved details) and archaeological works, shall commence until the Residential Reserved Matters has been submitted to and approved by the Local Planning Authority.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

05. Prior to commencement of the development, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority :-
(1) A preliminary risk assessment which has identified:-
all previous uses;
potential contaminants associated with those uses;
a conceptual model of the site indicating sources, pathways and receptors; and
potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy, if required, giving full details of the remediation measures required and how they are to be undertaken.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

06. Prior to occupation of the development, a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in Condition 5 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved by the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

07. No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority.

Reason: *To protect essential infrastructure having regard to policies 29 and 35 of the Adur Local Plan.*

08. No Phase of the development shall commence, including any works of demolition, until a Construction Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing with the Local Planning Authority. The Plan shall provide details of:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the hours of construction;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- measures to control dust; and
- details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

09. No development shall take place other than between the hours of 8am-6pm Monday-Friday and 8.30am-1pm on Saturdays and there shall be no working on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

10. No Phase of the Development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

11. No Phase of the Development shall commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29 and 35 of the Adur Local Plan.*

12. No Phase of the Development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

13. No Phase of the development shall commence until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

    Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

14. Immediately following implementation of the approved surface water drainage system and prior to occupation of the development, the developer/applicant shall provide the local planning authority with as-built drawings covering each dwelling associated with the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The completion report should clearly identify the individual plot numbers to which the details relate in order to allow these plots to be occupied, whilst other dwellings within the same phase are still under construction. The scheme shall thereafter be maintained in perpetuity.

    Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

15. No Phase of the development shall commence until a Construction Environmental Management Plan (CEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall incorporate the recommendations of the Landscape and Ecology Management Plan (Report No: CSA/2134/08 February 2019) and the Reptile Mitigation Strategy (Report Ref: CSA/2134/07 February 2019).

    Reason: *To enhance biodiversity having regard to the National Planning Policy Framework and having regard to policy 31 of the Adur Local Plan.*

16. Prior to the commencement of development, a bat sensitive lighting strategy shall be produced and assessed by a suitably qualified ecological consultant and the details submitted to the LPA for approval; all approved details shall then be implemented in full. All relevant future Reserved Matter applications will be supported by a bat sensitive lighting scheme.

    Reason: *To protect and enhance biodiversity and protected species having regard to the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

17. No development shall commence within the site until a written scheme of investigation (archaeological work) which should include on-site field survey and recording and the analysis reporting publishing and archiving of the results has been submitted to and approved by the Local Planning Authority. The approved programme of archaeological work shall be carried out in accordance with the approved details.

    Reason: *The site is potentially of archaeological interest and to have regard to the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

18. No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted shall take place until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied and shall specifically include the provision of mechanical ventilation heat recovery units and acoustic glazing.

    Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

19. No dwelling shall be first occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

    Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

20. No dwelling shall be first occupied until covered and secure cycle parking spaces serving that unit have been provided in accordance with plans and details that shall be submitted to and approved by the Local Planning Authority.

    Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

21. No dwelling shall be first occupied until the car parking serving that unit has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

    Reason: *In the interests of highway safety and having regard to policies 15 and 28 of the Adur Local Plan.*

22. On completion of the agricultural track shown on drawing no. ITB12233-GA-041 Rev F received 1 June 2023 the easternmost farm access off West Street (shown on the same drawing) shall be permanently stopped up and the kerb and flint wall reinstated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of highway safety and the visual amenities of the locality having regard to policies 15 and 28 of the Adur Local Plan.*

23. No dwelling shall be first occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with the West Sussex Waste Local Plan.*

Full planning permission for 96 dwellings (part of the overall 469 dwellings comprising 2 no. 1-bed, 37 no. 2-bed, 40 no. 3-bed and 17 no. 4-bed homes, including 30% affordable housing) and all other associated development works, provision of formal playing pitches (Phase 1)

24. All hard and soft landscape works in Phase 1, including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out no later than first planting and seeding seasons following the first occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards BS5837:2012.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

25. The flint wall construction at the site entrance off West Street shall conform with a sample panel which has first been erected on site and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

26. The football pitches hereby approved shall not be brought into use until the car park and referee's hut has been constructed in accordance with plans, including details of the car park surfacing and method of construction, to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and highway safety and to ensure the pitches have adequate associated facilities having regard to policies 15, 28 and 32 of the Adur Local Plan.*

27. The dwellings in Phase I shall meet the Councils Sustainability requirement of 31% CO2 reduction as set out in the 31% CO2 reduction specified in the Council's adopted Planning and Climate Change Checklist June 2020 and all dwellings in Phase II shall meet the Government's Future Homes Standard for energy efficiency and renewable energy.

Reason: *In the interest of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan.*

28. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 9pm every day.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

29. The football pitches hereby approved shall not be floodlit.

Reason: *In the interests of amenity and to protect the rural character of the area having regard to policies 13, 15 and 34 of the Adur Local Plan.*

Outline planning permission for the erection of up to and including 373 dwellings, community orchard/growing space, non-vehicular links between the site and Worthing, traffic calming measures, associated landscaping, open space/recreation areas, ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site, and all other associated development works.

30. The detailed design of the development proposed through Reserved Matters applications pursuant to the outline planning permission shall have regard to, and broadly accord with, the principles set out in the approved parameter plans and supporting documents

Reason: *For the avoidance of doubt and in the interests of proper planning.*

31. No development, other than archaeology and drainage works, of the residential dwellings hereby granted outline planning permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

Reason: *To enhance biodiversity having regard to the National Planning Policy Framework and having regard to policy 31 of the Adur Local Plan.*

32. No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted, shall take place until a schedule of external materials for that Phase, including for hard landscaping, has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

    Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

33. The approved landscaping scheme for each Phase shall be fully implemented in accordance with the approved details within the first planting season following the substantial completion of that Phase. Any trees, hedges or shrubs, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced with trees, hedging plants or shrubs of a type, size as previously approved unless agreed in writing with the Local Planning Authority.

    Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

34. The Cokeham Brooks Local Wildlife Site Extension Landscape and Ecological Management Plan shall be implemented in accordance with the approved details.

    Reason: *To enhance biodiversity having regard to the National Planning Policy Framework and having regard to policy 31 of the Adur Local Plan.*

35. No development within or adjacent to Dankton Lane shall take place unless and until all the existing trees [identified for retention on Tree Protection Plan drawing 8694-KC-DL-YTREE-TPP01Rev0 dated Feb 2019] on the site have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

    Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

36. No Phase of the development except remediation, demolition, archaeological and drainage works for which outline planning permission is hereby granted shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are first occupied [or in accordance with a timetable to be approved in writing by the Local Planning Authority]. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Change of use of land south of Hamble Recreation Ground to community/education and agricultural/horticultural uses associated with a new Community Farm.

37. No buildings or other structures associated with the proposed community farm shall be erected without the prior approval in writing of the Local Planning Authority by way of an application for full planning permission.

Reason: *In the interest of amenity having regard to policies 13 and 15 of the Adur Local Plan.*

Ref: AWDM/0323/19

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made 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 https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him 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.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).