Adur District Council

Planning, Regeneration and Wellbeing

South Downs National Park Authority

PLEASE NOTE:
This application lies within the **South Downs National Park**. The application was determined by Adur District Council acting as an agent for the South Downs National Park Authority.

Mr Nick Gillott
4 Delivery Ltd
Elm Park Court
Tilgate Business Park
Brighton Road
Crawley
West Sussex RH11 9BP

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0275/12

Details of Development
Construction of two buildings required in connection with up-grade to water treatment process

Location of Development
Water Supply Works Steyning Road Shoreham-By-Sea West Sussex BN43 5FH

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 15th March 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
28/11/2012

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development would facilitate the delivery of new infrastructure and can be justified within the nationally important landscape of the South Downs National Park as meeting a compelling need for safe water supply to serve the wider community. The proposed development would not detract from the local environment including the statutory purposes of the South Downs National Park to conserve and enhance its natural beauty, wildlife and cultural heritage and to promote opportunities for public understand and enjoyment of these special qualities. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without harm to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AC2, AC3) or the policies of the South East Plan (CC1, CC6, BE1, C2).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

02. No development, including site works of any description, shall take place on the site unless and until all the existing trees identified for retention on the approved plans have been protected in accordance with the measures detailed in the submitted arboricultural survey and implication assessment and shown on the tree protection plan. The tree protection measures detailed in the submitted arboricultural survey and implication assessment shall be implemented and retained throughout the course of construction works on the site. 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 he 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: *To protect the trees from damage and to comply with saved policy AB25 of the Adur District Local Plan.*

03. The applicant shall, during the next planting season following the completion of the development hereby permitted, plant 2 or 3 replacement trees of a species and maturity and in a position to be approved in writing by the Local Planning Authority and under its supervision and, in the event that any tree dies within five years following such planting, it shall be replaced by a similar tree in a similar position during the next planting season.

Reason: *To replace the felled Silver Birch tree and in the interests of visual amenity and to protect the character of the National Park.*

PTO

04. No development shall be carried out unless and until a schedule and samples of materials to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule/samples.

Reason: *In the interests of visual amenity and to safeguard the character of the South Downs National Park and to comply with saved AC3 of the Adur District Local Plan.*

05. Details of the external lighting of the buildings shall be submitted to and approved in writing by the Local Planning Authority before the use of building(s) hereby permitted commences. Thereafter, the external lighting shall conform with the approved details.

Reason: *In the interests of amenity and to safeguard the character of the South Down National Park.*

06. No work for the implementation of the development hereby permitted shall be undertaken on the site other than between the hours of 07.30 and 18.00 Monday to Friday (inclusive) and 07.30 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

07. No development shall take place, including any works of demolition, until a Construction Method Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Plan and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the access if site operatives, visitors and deliveries to and collections from the site;
(ii) the parking of vehicles of site operatives and visitors;
(ii) areas for loading and unloading of plant and materials;
(iii) areas for storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) any wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity.*

PTO

08. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: AB.6500113.0Z0702/A Site Location Plan Date Valid 15 Mar 2012
Drawing No: AB.6500113.0Z0703/C Overall Site Layout Plan Date Received 20 Aug 2012
Drawing No: AB.6500113.0Z0704/B Site Layout Plan Date Received 20 Aug 2012
Drawing No: AB.650013.0Z0707/A Tree Constraints Plan Date Valid 15 Mar 2012
Drawing No: AB.6500113.0Z0708/A Tree Protection Plan Date Valid 15 Mar 2012
Drawing No: AB.6500113.0Z0710/B Site Elevations Date Received 20 Aug 2012
Drawing No: AB.6500113.0Z0711/A Combined UV and MCC Kiosk, Roof Plan and Elevations Date Received 20 Aug 2012
Drawing No: AB.6500113.0Z0712/A Combined UV and MCC Kiosk Ground Floor Plan and Sections Date Received 20 Aug 2012
Drawing No: AB.6500113.0Z0713/A Electrical Kiosk, Roof Plan and Elevations Date Received 20 Aug 2012
Drawing No: AB.6500113.0Z0714/A Electrical Kiosk, Ground Floor Plan and Sections Date received 20 Aug 2012

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