Adur District Council

Planning, Regeneration and Wellbeing

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# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1340/14

Details of Development
**OUTLINE APPLICATION (INCLUDING DETAILS OF ACCESS) FOR THE DEMOLITION OF ALL EXISTING REDUNDANT BUILDINGS AND STRUCTURES (INCLUDING HARNESS BLOCK) AND THE ERECTION OF UP TO 106 DWELLINGS WITH ASSOCIATED LANDSCAPING AND AMENITY SPACE, CAR PARKING AND FORMATION OF NEW VEHICULAR ACCESS TO UPPER SHOREHAM ROAD.**

Location of Development
**SOUTHLANDS HOSPITAL UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TQ**

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 24th September 2014.

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
10/02/2015

PTO

ADUR DISTRICT COUNCIL
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## SCHEDULE

**Conditions**

01. Details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

The development hereby permitted shall not begin later than two years from the date of approval of the last of the reserved matters to be approved.

**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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans in so far as they relate to the access only:-

Drawing No (08) 003 Rev B (Proposed Site Layout) received 23 December 2014
Drawing No (08) 004 Rev C ( Proposed Housing Mix) received 23 December 2014
Drawing No (08) 002 Rev B (Existing Site Layout) received 24 September 2014
Drawing No (08) 001 Rev A (Location Plan) received 24 September 2014

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

03. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

**Reason**: I*n the interests of road safety.*

04. No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Upper Shoreham Road in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

**Reason**: *In the interests of road safety.*

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05. No part of the development shall be first occupied until visibility splays of 3 metres by 43 metres have been provided at the proposed site vehicular access onto Upper Shoreham Road in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

**Reason**: *In the interests of road safety.*

06. No development shall take place, including any works of demolition, until a Construction Management Plan 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. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- 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 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),
- details of public engagement both prior to and during construction works.
- hours of work for demolition and construction works which shall be limited to 08.00 hours to 18.00 hours Monday to Friday and 08.30 hours to 13.00 hours on Saturdays with no working on Sundays or Public Holidays

**Reason**: *In the interests of highway safety and the amenities of the area.*

07. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The 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 sustainable transport.*

08. No development shall be undertaken until a Traffic Regulation Order (or revisions to existing orders), that restrict parking in the vicinity of the proposed access onto Upper Shoreham Road required to enable the development to be implemented as per the approved planning drawings, have been approved by the County Council and written confirmation of this approval is made available to the Local Planning Authority.

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

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09. The dwellings shall not be occupied until parking spaces and access facilities, including secure covered parking for bicycles, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles and bicycles incidental to the use of the proposed dwellings.

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

10. Access roads within the site shall be a minimum 4.8m wide.

**Reason**: *To ensure sufficient space for refuse/delivery vehicles to pass any parked vehicles in the interests of highway safety.*

11. The existing trees/bushes/hedges to be retained shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

**Reason**: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policies AB25-27 of the Adur District Local Plan.*

12. The recommendations set out in the Bat Survey dated June 2014 prepared by AEWC Ltd shall be implemented in full prior to commencement of demolition works.

**Reason**: *To ensure adequate safeguards are in place to remove and relocate any statutorily protected species on the site.*

13. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved drainage details and no dwellings shall be occupied prior to completion of the drainage works.

**Reason**: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with saved policy AG3 of the Adur District Local Plan.*

14. Prior to commencement of the development the developer shall have agreed with Southern Water measures to be undertaken to divert/protect the public water supply main and the development shall be carried out in accordance with those agreed measures.

**Reason**: *To prevent pollution of the water environment and to protect water apparatus.*

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15. Construction of the development shall not commence until details of the proposed water infrastructure plans have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

**Reason**: *To ensure there is adequate water infrastructure to serve the development.*

16. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components 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 (LPA).

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
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the LPA. The scheme shall be implemented as approved.

**Reason**: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety having regard to the relevant paragraphs of the National Planning Policy Framework.*

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17. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

    **Reason**: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety having regard to the relevant paragraphs of the National Planning Policy Framework.*

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved

    **Reason**: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety having regard to the relevant paragraphs of the National Planning Policy Framework.*

19. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details

    **Reason**: *To prevent risk of pollution of controlled waters having regard to the relevant paragraphs of the National Planning Policy Framework.*

20. The development hereby permitted shall not be commenced until a scheme for protecting the proposed dwellings from road traffic and plant 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.

    **Reason**: *In the interests of residential amenity and to comply with policy AG1 of the Adur District Local Plan and the relevant paragraphs of the National Planning Policy Framework.*

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21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.

    **Reason**: *In the interests of amenity and the environment having regard to the nature of the site and saved policy AH2 of the Adur District Local Plan.*

22. The development hereby approved shall be designed and built to achieve at least Level 4 of the Government's Sustainable Homes Code and no dwelling shall be occupied unless and until a final Code Certificate from an accredited assessor has been submitted to the Local Planning Authority to certify that this standard has been achieved. Among sustainability measures to be considered is the provision of electric vehicle charging points within the development.

    **Reason**: *To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to the National Planning Policy Framework.*

**Informatives / Notes to Applicant**

01. 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.

02. Section 278 Agreement of the 1980 Highways Act - Works within the Highway

    The applicant is advised to enter into a legal agreement with 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.

03. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel:0330 303 0119) or www.southernwater.co.uk

04. A traditional design approach will be sought for the buildings on the Upper Shoreham Road frontage and they should not exceed 3 storeys in height