County Planning
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west sussex county council

Application No: WSCC/069/13/SU
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

To Director of Communities Commissioning

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

New build extensions, and internal remodelling of the existing primary school to provide additional teaching, support and ancillary accommodation; complete with associated hard and soft landscaping works and amenity lighting to school entrance footpath. At Buckingham Park Primary School, Buckingham Road, Shoreham By Sea, West Sussex, BN43 5UD

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 26 July 2013 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

1. The development hereby permitted 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.

Date 20/09/13 Signed
Strategic Planning Manager .....

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

2. The proposed development shall not take place other than in accordance with particulars of the application and the approved plans:

- 12 162 PL03 - Site Plan as Proposed
- 12 162 PL04 - Layout Planas Proposed
- 12 162 PL05 - Roof Plan as Proposed
- 12 162 PL06 - Proposed Sections and Elevations 1 of 2
- 12 162 PL07 - Proposed Sections and Elevations 2 of 2

save as varied by the conditions hereafter.

Reason: To secure a satisfactory development

3. No development shall be carried out until a schedule of materials and finishes to be used for external walls and roofs of the proposed building(s) has been submitted to and approved by the County Planning Authority. The County Planning Authority may require samples of such materials and finishes materials. Once approved, the development shall be built as per the agreed materials.

Reason: In the interests of amenity and to ensure a development of high visual quality

4. 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 County 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),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.

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

Date 20/09/13 Signed
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5. No development shall commence until such time as temporary arrangements for access for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the County Planning Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction.

6. Prior to the commencement of development, the developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the excavations and record archaeological evidence that may be uncovered as a result of the development in accordance with a specification and timetable which shall be submitted to and approved by the County Planning Authority. Once approved the scheme shall be carried out as approved.

Reason: In order to ensure that archaeological features and artefacts revealed during development works will be adequately recorded in accordance with paragraph 141 of the National Planning Policy Framework.

7. Development shall not begin until a scheme of surface water drainage has been submitted to and approved by the County Planning Authority. Those details shall include:

- Design for 1:100yr return period.
- Inclusion of 30% peak run-off and 20% additional volume for climate change.
- Infiltration rates and groundwater levels shall be determined by site investigation and/or testing during the winter period.
- Inclusion of a suitable freeboard above the seasonal high groundwater table (minimum 1m unless otherwise agreed by the Local Council's engineers).
- Consideration of overland flows (pluvial impact).
- Inclusion of pollution/siltation control measures.

Thereafter, the drainage details shall be implemented in full as approved.

Reason: To protect water quality and ensure compliance with the NPPF.

8. Development shall not begin until a scheme of foul water drainage have been submitted to and approved by the County Planning Authority. Thereafter, the drainage details shall be implemented in full as approved.

Reason: To protect water quality and ensure compliance with the NPPF.

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9. Prior to the commencement of the development hereby permitted, a tree protection plan shall be submitted to and approved by the County Planning Authority. Once approved, the tree protective fencing shall be installed on site and subsequently inspected by West Sussex County Councils Trees and Woodland Officer and shall remain in place for the duration of the construction work. All work shall be carried out in accordance with BS 5837:2012.

   Reason: To protect the health of existing trees to be retained during the construction period.

10. Prior to the commencement or works on-site, and in accordance with section 6of the approved Detailed Protected Species Report Report (Lizard Landscape Design, 20 June 2013), reptiles will be trapped, translocated and excluded from the development site under the supervision of the consultant ecologist. Prior to trapping activities the receptor site will be enhanced accordingly and the translocation will be expected to occur during optimum periods i.e. during the autumn and spring and not occur during temperatures below 9 degrees celcius.

    Reason: *In the interest of protecting and conserving the ecological quality of the area in accordance NPPF paragraph 118.*

11. Within 3 months of the commencement of development, a soft landscape scheme shall be submitted to the County Planning Authority for approval. The scheme for soft landscaping shall provide details of all proposed planting, including species, location, and size, planting layout, any soil amelioration techniques and soil improvement materials required, and a timescale for implementation. Once approved, the scheme shall be implemented in full in accordance the agreed timescale.

    Reason: To ensure the long term visual amenity of the site.

12. Within six months of the occupation and use of the development hereby permitted, a updated School Travel Plan shall be produced in consultation with the Local Highway Authority and the WSCC School Travel Advisor. The Travel Plan shall then be submitted to the County Planning Authority for approval and thereafter be implemented in full accordance with a timetable to be approved as part of the Plan.

    Reason: To accord with sustainable transport policies.

13. In relation to implementation of the approved development, no vehicle shall enter or leave the site or work take place except between the hours of 8.00 a.m and 6.00 p.m on Mondays to Fridays inclusive and 9.00 a.m and 1.00 p.m on Saturdays and not at all on Sundays, bank holidays and public holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

    Reason: In the interests of local residents' amenity

Date 20/09/13 Signed
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14. No removal of hedgerows or trees shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the County Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. Any vegetation containing occupied nests will be retained until the young have fledged. The location details of the compensatory nesting provision to be supplied to the County Planning Authority for approval prior to their erection.

Reason: To safeguard breeding birds.

15. The works/contractors' compound and temporary construction access hereby permitted and all other associated structures shall be removed from the site edged red and shown on Drawing No. PL03, before first occupation/use of the development permitted under planning application WSCC/069/13/SU. Within three months of removal, or in the first planting season following removal, the playing field land shall be reinstated to a playing field of a quality at least equivalent to the quality of the playing field immediately before the works/contractors' compound and temporary construction access was installed, a condition fit for use as a playing field or in accordance with 'Natural Turf for Sport' (Sport England, 2011) or the appropriate National Governing Body Performance Quality Standard.

Reason: To ensure the site is restored to a condition fit for purpose.

INFORMATIVES

A. The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to Building Bulletin 91 "Access for Disabled People to School Buildings" published in 1999 by the Department for Education and Employment. The means of access both to and from the building, the parking facilities and sanitary conveniences, so far as it is in the circumstances both practicable and reasonable, should meet the needs of disabled persons using the building.

B. The applicant should note the requirement to provide for emergency access arrangements to the site and ensure that current measures provided at the school meet site specific fire safety requirements as well as any other requirements for the general location, which may be sought by the County Fire Officer.

C. 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 temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding within the limits of the highway, the provision of cranes over-sailing the highway.

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D. It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

E. The County Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

F. **Reasons for granting Planning Permission**

The proposed development meets the main material considerations in that it:

- meets an identified education/community need;
- is satisfactory in terms of design and appearance; and
- is acceptable in terms of highway capacity and road safety

In determining the application the following planning policies were considered:

Adur District Local Plan (1996) (saved policies)

Policy AG1 - Presumption in favour of development

Policy ACS1 - Education

National Planning Policy Framework Paragraphs:

14 Presumption in favour of sustainable development, and approving development that accords with the development plan;

17 Core planning principles;

29 Sustainable transportation;

36 Travel plans

60 - 61 Appearance of development;

72 Proactive approach to meeting the need for school places;

118 Conserve biodiversity

186 Positive decision making;

196 Determining applications in accordance with the development plan;

197 Presumption in favour of sustainable development;

203 - 206 Use of planning conditions.

Date 20/09/13 Signed
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This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at http://www.westsussex.gov.uk/ePlanning

APPENDIX A

1. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent which may be required under the Public Health Acts, Building Regulations or Control of Pollution Act 1974.

2. The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed. Nor should it be assumed that an order, once made, will invariably be confirmed.

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