Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0794/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr G Deans
Southern Water Services Ltd
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX

PROPOSAL: Proposed rationalisation, reorganisation of existing car park and accesses; provision of additional parking area; retention and continued use of existing overspill parking area; provision of smoking shelter; provision of cycle shelter; lighting provision.

LOCATION : Southern House Yeoman Road Worthing

DATE REGISTERED 14th September 2009

APPLICANT : Mr G Deans

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2260-01, 2260-15, 2260-16 and 2260-20 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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[redacted]

Dated : 17th November 2009

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. Within 12 weeks of the date of this Decision Notice, a scheme of landscaping enhancement shall be submitted to the Local Planning Authority. This shall include the proposed landscaping arrangements shown on the submitted drawings and additional enhancement planting by the north and west boundaries. Any agreed scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the date of this Decision Notice. Any trees or plants which, within a period of 5 years from the said first planting season, 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. The proposed "grass-crete" areas shall not be laid out other than as such, unless otherwise in breach of conditions 6 or 7.

   Reason: To ensure a good standard of appearance, to screen and soften the appearance of the car park and safeguard important wildlife.

3. Within 12 weeks of the date of this Decision Notice, a scheme to assess and re-site, as necessary, the 3 light columns closest to the southern boundary to avoid harm to the habitat adjacent to Ferring Rife caused by any excessive lighting. Within 12 weeks of any such approval, the agreed lighting scheme shall be implemented and maintained thereafter.

   Reason: To avoid any harm to nearby wildlife.

4. Within 12 weeks of this Decision Notice, the Applicant shall submit to the Local Planning Authority, in consultation with the Highway Authority, a Travel Plan completed in accordance with current Department for Transport Guidance. The Travel Plan shall include details of the monitoring framework and set allied targets to reduce personal motorised vehicular trips amongst staff. It shall also include details of the parking layout and vehicular access arrangements to the site for approval. Once approved the Travel Plan shall be implemented in accordance with the timetable set out in the said Green Travel Plan. The results of the agreed monitoring provided to the Highway Authority at intervals as specified within the approved document shall inform any necessary revisions to the targets and/or necessary implementation plan.

   Reason: To minimise the number and impact of personal motor vehicular trips and to ensure a safe, convenient and efficient parking layout and access arrangements.

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings should be passed through an oil interceptor with an overall capacity compatible with the site being drained.

   Reason: To prevent pollution to groundwaters.

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6. No development or preparatory works affecting the bank alongside Ferring Rife including boundary treatment works shall be undertaken until a suitably qualified Ecological Clerk of Works has been commissioned to undertake a scoping survey of the site to inform the bank clearance works that will be carried out only under the strict supervision of the Ecological Clerk of Works. No works to the affected access shall be carried out other than as approved by the said Ecological Clerk of Works. All measures directed by the Ecological Clerk of Works shall be carried out as instructed and in the event of the said Clerk determining that there would be unacceptable prejudicial harm to any protected wildlife the works shall cease and the land restored in accordance with the Clerk of Works instructions.

   Reason: To safeguard legally protected species, other notable species and habitats

7. Within 12 months of the date of this planning permission, a Ferring Rife ecological improvement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented, maintained and monitored in accordance with the improvement plan and allied timetable.

   Reason: To mitigate loss of habitat forming part of the Ferring Rife wildlife corridor

8. Within six months of the date of this planning permission a Management Plan shall be submitted to and approved by the Local Planning Authority which controls the levels of available car parking on-site and regulates the number according to staffing levels at the premises at the time (as measured by numbers of full or equivalent staff), such that, if staffing levels fall significantly, the amount of parking provided on-site shall be reduced correspondingly in a manner as set out in the Management Plan. The agreed Management Plan shall be implemented fully and maintained thereafter, with appropriate reviews.

   Reason: The additional car parking hereby approved is justified on the basis of the significant expected increase in staff numbers. If staff numbers fall significantly, a proportionate reduction in car parking spaces will be required to avoid excessive provision and encouragement for unsustainable commuting patterns. The Management Plan shall be informed by the Travel Plan set out in condition 4.

INFORMATIVES

1. Reason for Approval

   The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

South East Plan 2009

CC1 - Sustainable Development
CC2 - Climate Change
CC3 - Resource Use
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
CC7 - Infrastructure and Implementation
C5 - Managing the Rural-Urban Fringe
NRM4 - Sustainable Flood Risk Management
NRM5 - Conservation and Improvement of Biodiversity
RE3 - Employment of Land Provision
RE5 - Smart Growth
SCT1 - Core Strategy
SCT3 - Management of Existing Employment Sites and Premises
SP3 - Urban Focus and Urban Renaissance
SP4 - Regeneration and Social Inclusion
T2 - Mobility Management
T4 - Parking
T5 - Travel Plans and Advice

This proposal facilitates the consolidation and more intensive occupation of the offices at Southern House by rationalizing and expanding car parking and rearranging access. The boost to the local economy is recognised and welcomed. Whilst the levels of parking would, in other circumstances, be excessive, they are justified in this instance by the high density of employment brought about the consolidation of employment subject to the imposition of a suitable Green Travel Plan. No significant impacts on the road network are expected and no harm to neighbouring uses is anticipated despite the objections. The works do not harm the appearance of the site. There are concerns over the potential to impact upon protected wildlife from building a car park next to Ferring Rife but a suitable way forward has been secured, based on a watching brief and a compensatory habitat enhancement elsewhere to address such concerns. Subject to the conditions, set out, the proposal is acceptable.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.

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2. Ecology Issues (See Conditions 6 and 7)

The applicant is advised that should protected species be present work must stop; the consultant ecologist will make a judgement of the most appropriate course of action based on the significance of any find and Natural England may have to be informed. A licence may be required from natural England before works can re-commence; Natural England and the consultant ecologist will advise. Please be aware that to continue with clearance to the detriment of known protected species may become a criminal matter.

3. Ferring Rife

The site incorporates/is bounded by the Ferring Rife, a main river under the jurisdiction of the Environment Agency. Under Section 109 of the Water Resources Act 1991 and/or Byelaws, any works whatsoever in, over, or under the channel of this watercourse on its banks within 8 metres from the top of the channel would require the prior consent of the Environment Agency.