From:	Alison.Woodfield@westsussex.gov.uk on behalf of Planning.Applications@westsussex.gov.uk
Sent:	05 July 2013 12:33
To:	developmentcontrol
Subject:	Shoreham Harbour Footbridge - Planning Application WSCC/025/13/SU - Decision Notice
Attachments:	WSCC 025 13 SU Decision Notice to District.doc; WSCC 025 13 SU Decision Notice.pdf

Please find attached a copy of the decision notice and covering letter for the above planning application

Regards
Alison

Alison Woodfield | Planning Technician, County Planning, West Sussex County Council | Location: Northleigh, County Hall, Chichester, West Sussex PO19 1RG
Internal: x77623 | External: (01243) 777623 | E-mail: alison.woodfield@westsussex.gov.uk

Think sustainably. Do you have to print? Can you double side? Do you need colour?
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This e-mail and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure e-mails and attachments are virus-free but you should carry out your own checks before opening any attachment.

Michael Elkington
Strategic Planning Manager

Please respond to: Jane Moseley
Tel: 01243 756867
email: jane.moseley@westsussex.gov.uk

www.westsussex.gov.uk

County Planning

County Hall
Chichester
West Sussex
PO19 1RH

Tel: 01243 642118

Adur and Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1LF

5 July 2013

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
APPLICATION MADE UNDER REGULATION 3

Application No:	WSCC/025/13/SU
Proposal:	Amendment of Conditions 2 and 8 of planning permission WSCC/056/11/SU to allow revised layout of southern landing
Location:	Shoreham Harbour, Shoreham Harbour Footbridge, Shoreham, West Sussex
Grid Ref:	521605 104972

I enclose for the Planning Register the Decision Notice relating to the above development which has been granted Planning Permission.

Thank you for your assistance in dealing with this application.

Yours faithfully

Jane Moseley
County Planning

County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118
www.westsussex.gov.uk

west sussex county council

Application No: WSCC/025/13/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:-

Amendment of Conditions 2 and 8 of planning permission WSCC/056/11/SU to allow revised layout of southern landing at Shoreham Harbour, Shoreham Harbour Footbridge, Shoreham, West Sussex

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 28 March 2013 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

Commencement

1. The development hereby permitted shall commence 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 03/07/13 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

Approved Plans

2. The proposed development shall not take place other than in accordance with the approved drawings and documents:

- Site Location Plan (Drawing No.14062/006);
- General Arrangement (Drawing No. 6010/A/004/Rev B);
- Northern Landing Area General Arrangement and Finishes (Drawing No. 6010/002, Rev B);
- Landscape Masterplan (Drawing no. (90)LP001;
- Finished Levels (Drawing No. 6010/004 Rev #1);
- Artist's Impression Rev H1 (Glass Infill);
- Link Span Details, Drawing No. MJB001;
- Link Span Location, Drawing No. MJB002;
- Riverside Carpark and Lower Beach and Ferry Road Proposed General Layout (drawing no. 1314/156061/71);

along with supporting information submitted and approved by condition in relation to planning permission WSCC/056/11/SU including the Non-Statutory Environmental Statement (Adas, May 2011), and Design & Access Statement (Issue 1.1, September 2011), the Construction and Environmental Management Plan (approved 26 July 2012), Site Safety Plan (approved 26 July 2012), and any subsequent amendments agreed in writing by the County Planning Authority.

Reason: To secure a satisfactory development.

Mitigation Measures

3. The mitigation measures set out in Table 12.1 of the Non-Statutory Environmental Statement shall be implemented in full, unless otherwise agreed, in writing, with the County Planning Authority.

Reason: In the interests of protecting the environment.

Demolition Works

4. The existing bridge shall be demolished, all construction and demolition infrastructure and debris removed, and the land reinstated, including the profile of the river, within a period not exceeding 6 months from the date of the opening of the new bridge to public use.

Reason: in the interests of preserving the appearance of the area and the ecology and hydrology of the River Adur.

Date 03/07/13 Signed
Strategic Planning Manager .....

Appearance of Development

5. Prior to the commencement of development, details of the colour and materials to be used in the external finishes of the bridge, the southern landing area and the northern landing area shall be submitted to and approved in writing by the County Planning Authority. Following approval in writing, the details shall be adhered to in full.

Reason: In the interests of protecting the appearance of the area and the Shoreham-by-Sea Conservation Area.

6. Prior to the commencement of the development hereby approved, a scheme of hard landscaping shall be submitted to and approved in writing by the County Planning Authority. Such a scheme shall include details of materials to be used in paving, signage, seating, railings, kerbs, steps and drainage; and details of the design of northern and southern landing areas including drainage, and levels. The details submitted shall be in keeping with the Shoreham-by-Sea East Street Pedestrianisation scheme. The approved scheme shall be implemented in full.

Reason: In the interests of protecting the appearance of the area, including the Shoreham-by-Sea Conservation Area.

7. Prior to the commencement of the development hereby approved, a scheme of soft landscaping shall be submitted to and approved in writing by the County Planning Authority in relation to the southern landing area. The scheme shall include tree pit details (plans and sections), planting specification, planting maintenance/management, and a detailed schedule using the National Plant Specificatoin. The approved scheme shall be implemented in full.

Reason: in the interests of the appearance of the area

Hours of Operation

8. With the exception of piling operations, no plant, machinery or vehicles associated with the construction of the development hereby approved shall be operated on the site except between the hours:

- 08.00 and 18.00 on Mondays to Fridays inclusive;
- 08.00 and 13:00 on Saturdays; and
- not at any time on Sundays or Bank Public Holidays

unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

Date 03/07/13 Signed
Strategic Planning Manager .....

9. The piling operations shall only be carried out at the site between the hours of:

- 08:00 and 20:00 on Mondays to Fridays inclusive;
- 08:00 and 14:00 on Saturdays; and
- Not at any time on Sundays or Bank Holidays.

unless otherwise agreed in advance and in writing by the County Planning Authority

Reason: In the interests of residential amenity.

Storage of Potential Pollutants

10. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes should vent downwards into the bund.

Reason: To minimise the risk of pollution of the River Adur.

Noise

11. Vehicles coming to and operating at the site that are required to emit reversing warning noise, shall use only white noise/broadband alarms rather than single tone alarms.

Reason: To protect the amenities of local residents.

Drainage

12. Prior to the commencement of the development hereby approved a scheme of surface water drainage, based on sustainable drainage principles, shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall include:

- details of surface water drainage during construction; and
- details of surface water drainage following completion of development.

The approved scheme shall thereafter be implemented in full before the development is completed.

Reason: To ensure that the proposed development is satisfactorily drained.

Lighting

13. Prior to installation of lighting, a Lighting Scheme shall be submitted to and approved in writing by the County Planning Authority. This shall include details of the lighting to be used on the bridge and landing areas, including the location and appearance of lighting, its direction and illumination.

Following approval of the scheme, it shall be implemented in full.

Reason: In the interests of the visual amenities of the area.

Date 03/07/13 Signed
Strategic Planning Manager .....

14. Notwithstanding the provisions of Part 12, Class A(b) of the Town and Country Planning (General Permitted Development Order) 1995 except for temporary lighting required during construction no lighting other than that shown in the scheme approved under condition 18 shall be installed within the development area without the prior approval of the County Planning Authority

Reason: To prevent harm to protected species and in the interests of visual amenity.

Ecology

15. No development shall take place until a scheme for the restoration and monitoring of the salt marsh area affected by the temporary causeway has been submitted to and agreed in writing by the County Planning Authority. Thereafter the development shall be implemented in accordance with the approved scheme.

Reason: To ensure the protection of the ecology of the area, particularly the salt marsh.

16. The extent of saltmarsh vegetation within 50m either side of the bridge shall be monitored and recorded annually for a period of 5 years, with the details submitted annually to the County Planning Authority. Should adequate recolonisation not have occurred within this period, a scheme of remedial measures shall be submitted to the County Planning Authority for approval, and the approved measures implemented in full.

Reason: In the interests of protecting the ecology of the area.

INFORMATIVES

A. **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.

B. **Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway**
The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Date 03/07/13 Signed
Strategic Planning Manager .....

C. Under the terms of the Water Resources Act 1991, and the Southern Region byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 15 metres of the landward toe of the River Adur, designated a 'main river'.

D. The reasons for granting planning permission are that the proposal accords with National Policy Guidance and complies with Development Plan Policies requiring that the proposed development is acceptable in terms of:

- Impact on local people and the environment; and
- Impact on the highway network.

In determining the application and in applying the planning conditions, the following planning policies have been considered:

Adur District Local Plan (1996)
'Saved' policies AP9, AB4, AB5, AB15, AB16, AC4 and AT10.

And 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; 109 (conservation of natural/local environment, including prevention of soil, air, water or noise pollution);123 planning decisions should avoid impacts on health and quality of life; 186 positive decision making; 196 determining applications in accordance with the development plan; and 197 presumption in favour of sustainable development; 203 - 206 use of planning conditions.

E. The Local 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.

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

Date 02/07/13 Signed
Strategic Planning Manager .....

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.

Date 03/07/13 Signed
Strategic Planning Manager .....