Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/1211/ARM

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

Ms Cristina Naulls
GVA Grimley Limited
Planning Development and Regeneration
10 Stratton Street
LONDON
S1J 8JR

PROPOSAL: Application for part Approval of Reserved Matters pursuant to Outline Planning Permission WB/07/1229/OUT for the redevelopment of the site to provide a new college building, ancillary service out building, associated nursery and sports facilities, car parking, associated access and landscaping, including demolition of existing buildings and enabling works.

LOCATION : Worthing Sixth Form College Bolsover Road Worthing

DATE REGISTERED 2nd February 2009

APPLICANT : Worthing College

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Schedule of Plans (Updated 16th October 2009) attached to this Decision Notice which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT APPROVAL OF RESERVED MATTERS subject to the following conditions:-

1. No part of the development shall be occupied unless and until a scheme in respect of a piece of public art to be sited on the open space by the north west gateway to the site has been:
a) submitted to and approved in writing by the Local Planning Authority and
b) the said scheme implemented in full

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[redacted]

Dated : 19th October 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

The approved scheme shall be retained thereafter, except as may be approved in writing by the Local Planning Authority.

Reason: To serve as a visual signature for the development, make effective use of the gateway open space and to enhance the public realm in accordance with Saved Worthing Local Plan Policy BE1 and South East Plan policy BE1.

2. The nursery hereby approved shall not be used other than between 7.30 am and 6pm Monday to Friday, except as may be agreed in writing by the Local Planning Authority in advance for occasional open days at weekends. The nursery shall not be used on any Bank Holiday or Public Holiday.

Reason: To protect the amenity of nearby residents from noise and disturbance generated by the nursery in accordance with Saved Worthing Local Plan Policies H18 and RES7.

3. No more than 56 children or babies or combination thereof shall be within the nursery or its grounds at any one time.

Reason: To ensure numbers of children or babies on the premises do not exceed appropriate limits in respect of outdoor amenity space and to protect the amenity of nearby residents from noise and disturbance generated by the nursery in accordance with Saved Worthing Local Plan Policies SC8, H18 and RES7.

4. The nursery shall not be occupied unless and until the landscaping scheme shown on the approved drawings 090529/SK01/A , 090529/SK0/2A and 090520/SK02-A and the relevant parts of the bund and boundary treatment to the west and east of the nursery garden for a distance of 50 metres either side (west and east) has been implemented in full. The said landscaping scheme shall be retained thereafter.

Reason: To protect the amenity of nearby residents from noise and disturbance generated by the nursery in accordance with Saved Worthing Local Plan Policies H18 and RES7.

5. For a period of one year from the first opening of the nursery, the outdoor play area shall not be used other than between the hours of 9am - 5pm Monday to Friday. Thereafter, the outdoor play area shall not be used other than such hours of operation as may be agreed by the Local Planning Authority in respect of an application on that behalf.

Reason: To allow the Local Planning Authority to monitor and review the impact of the outdoor amenity area on the adjacent residents to protect the amenity of nearby residents from noise and disturbance generated by the nursery in accordance with Saved Worthing Local Plan Policies H18 and RES7.

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6. No more than 36 (2-5 year olds) shall be in the nursery garden at any one time.

   Reason: To protect the amenity of nearby residents from noise and disturbance generated by the nursery in accordance with Saved Worthing Local Plan Policies H18 and RES7.

7. The service pavilion shall not operate or be used unless and until a scheme for the sound and vibration proofing of the service pavilion and allied plant/machinery/equipment to be accommodated in such has been submitted to and approved in writing by the Local Planning Authority. The service pavilion shall not be built or operate other than in full accordance with any such approval.

   Reason: To protect the amenity of nearby residents from noise and disturbance generated by the service pavilion in accordance with Saved Worthing Local Plan Policies H18 and RES7.

8. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: To ensure a high quality of appearance and to safeguard the character of the local area in accordance with Saved Worthing Local Plan Policy BE1.

9. No vehicular access shall be formed between the western secondary maintenance/emergency access from Bolsover Road and the college building or car park.

   Reason: The western access is unsuitable in transport terms for principal access to the college and nursery and to protect the amenity of residents in Bolsover Road from noise and disturbance generated by traffic in accordance with Saved Worthing Local Plan Policies H18 and RES7.

10. The college shall not be occupied unless and until the cycle parking facilities scheme shown on the approved drawings have been implemented in full. The approved scheme shall be retained thereafter.

    Reason: To ensure adequate cycle facilities are provided in accordance with South East Plan Policies T2, T4 and T5.

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INFORMATIVES

1. The principle of the development, including need for the new college building and enabling residential development, was established in the outline planning permission WB/07/1229/OUT. At the same time, the basic mix, layout and form of the development, as shown in the illustrative plans, was accepted, despite some reservations, in recognition of the compelling financial and practical advantages. A legal agreement and conditions attached to that permission also regulated the impact and form of the development to a large degree.

   This Reserved Matters application covers the college building and campus only but faithfully follows the approach of the outline scheme. Generally speaking, the design has successfully worked up a challenging brief to create a bold, interesting and sustainable contemporary building, set in a distinctive landscaped campus and supported by extensive sports facilities. The amenity of nearby residents has been safeguarded by careful design and layout of the development, including landscaped buffer and massing of the college building and suitable conditions on the use and operation of the nursery. Use of the existing vehicular access, large car park, retention of the pedestrian link to the station and already secured offsite highway works will ensure the development relates satisfactorily to the existing transport network. The campus is largely detached from the public realm and the design of the squares and internal access arrangements meets the requirements of the college. The need for a gateway public art feature has been secured by condition. Other residual issues are also addressed by suitable conditions attached to the permission. Funding opportunities for this important and long overdue facility could be prejudiced if the project is delayed. Accordingly, the application is supported subject to the conditions set out in the Decision Notice.

2. 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:

   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
   NRM1 - Sustainable Water Resources and Groundwater Quality
   NRM2 - Water Quality

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NRM4 - Sustainable Flood Risk Management
NRM5 - Conservation and Improvement of Biodiversity
NRM9 - Air Quality
NRM10 - Noise
NRM11 - Development Design for Energy Efficiency and Renewable Energy
S1 - Supporting Healthy Communities
S3 - Education and Skills
S4 - Higher and Further Education
S5 - Cultural and Sporting Activity
S6 - Community Infrastructure
SCT1 - Core Strategy
T2 - Mobility Management
T4 - Parking
T5 - Travel Plans and Advice

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.

Worthing College, Bolsover Road
Reserved Matters Application WB/08/1211/ARM
Schedule of Plans (Updated 16 October 2009)

1. PLANS FOR APPROVAL

Plan	Drawing No	Title	Scale
RX 2445	1000 / Rev A	Site Location Plan	1:1250@ A1
RX 2445	1001 / Rev A	Existing Site Plan	1:500@A1
RX 2445	1010 / Rev G	Proposed Site Plan	1:500@A1
RX 2445	2010 / Rev E	Proposed lower ground and ground floor plans	1:200@A0
RX 2445	2011 / Rev D	Proposed 1st and 2nd floor plans	1:200@A0
RX 2445	2012 / Rev D	Proposed 3rd and roof plans	1:200@A0
RX 2445	2100 / Rev C	Proposed west and south elevations (black and white)	1:200@A1
RX 2445	2101 / Rev C	Proposed east and north elevations (black and white)	1:200@A1
RX 2445	2100R / Rev C	Proposed west and south elevations (colour)	1:200@A1
RX 2445	2101R / Rev C	Proposed east and north elevations (colour)	1:200@A1
RX 2445	2200 / Rev A	Existing site sections	1:500@A1
RX 2445	2201 / Rev A	Proposed site sections	1:500@A1
RX 2445	2210 / Rev A	Sections AA & CC	1:200@A1
RX 2445	2211 / Rev A	Section BB	1:200@A1
RX 2445	SK07 / Rev A	3D computer generated views	NTS / A1
RX 2445	SK08 / Rev A	Key axonometric views	NTS / A1
RX 2445	SK09 / Rev A	Proposed service pavilion east and west elevations	1:100@A1
RX 2445	SK10 / Rev A	Proposed service pavilion north and south elevations	1:100@A1
RX 2445	SK11R / Rev B	Detailed part elevation / Proposed West Elevation Vignette	1:50 / 1:20@A1
RX 2445	SK12 / Rev /	Secondary elements / canopy / cycle shelter / plaza screen	NTS / A1
D1705	L 110 / Rev E	Part hard and soft landscape plan	1:250@A1
D1705	L 115 / Rev E	Part hard and soft landscape plan	1:250@A0
D1705	L 120 / Rev B	Landscape Buffer / Bund General Arrangement plan	1:250@A1
RX 2445	090529/SK01 / Rev A	Nursery Garden Details Bund Sections	1:100
RX 2445	090529/ SK02 / Rev A	Nursery Garden Details Bund Plan	1:100
RX 2445	090520/ SK02 / Rev A	Bund and Buffer Planting / Bund Section and Key Plan	1:100
D1705	L. 301 / Rev A	Detailed soft Landscape general arrangement 1/5	1:200@A1
D1705	L. 302 / Rev A	Detailed soft Landscape general arrangement 2/5	1:200@A1
D1705	L.303 / Rev A	Detailed soft Landscape general arrangement 3/5	1:200@A1
D1705	L.304 / Rev A	Detailed soft Landscape general arrangement 4/5	1:200@A1
D1705	L.305 / Rev /	Detailed soft Landscape general arrangement 5/5	1:200@A1

2. DRAWINGS FOR INFORMATION PURPOSES ONLY

- Illustrative 3-D visuals (6 views) for information purposes only

3. SUPPORTING DOCUMENTATION

- Design and Access Statement (dated 15 December 2008)
- Addendum to the Design and Access Statement (dated 13 January 2009)
- Arboricultural Development Statement (also submitted with the earlier outline application)