Ref No	Planning Condition Reason	Information Required to Purify	Action by	Date	Issued Response	Approved (to be completed by Planning Authority)
1	The development hereby permitted shall be begun before the expiration of five years from the date of this permission. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004	Notify Planners of Start Date	HLM as agent	Prior to Start of Service Diversions and Main Build	28/02/11	
2	The development hereby permitted shall be carried out in accordance with the following approved plans and documents except as where specified in any condition attached to this permission. X(09)001 - P1, X(08)002 - P1, (07)001 - P1, (06)001 - P1, (06)002 - P1, L(06)001 - P1, E(05)004 - P1, E(05)003 - P1, E(05)002 - P1, E(05)001 - P1, E(05)000 - P1, L(05)201 - P1, L(05)301 - P1, L(05)101 - P5, L(05)001 - P6, S(05)002 - P1, S(05)001 - P1, S(05)003 - P1, X(05)001 - P1, Design and Access Statement, Transport Statement, Staff and Visitor Travel Plan, Phase 1 Environmental Assessment, Flood Risk Assessment and Drainage Strategy, Ecological Assessment Report, Arboricultural Development Statement and Lighting Statement. For the avoidance of doubt and in the interests of proper planning	AMENDED PLANNING DRAWINGS TO BE APPROVED HLM issued the Application for Amendment to the Trust to submit with the cheque on 16 December 2010 Revised Drawings: • E(05)001-P3 • E(05)002-P3 • E(05)003-P3 • E(05)004-P4 • L(05)001-P14 • L(05)101-P14 • L(05)201-P5 • L(05)301-P5 • L(95)001-P4 • S(05)001-P3 • S(05)002-P3 • S(05)003-P3	Trust / Planning Authority		16/12/10	4/02/11 Approved

3	The existing parking spaces shall remain for use by staff until the replacement parking in Park Avenue (as approved in application WB/10/0618/FULL) is available to staff and has been completed in accordance with construction and surfacing details to be submitted to and approved in writing by the Local Planning Authority. The areas of parking so provided shall not thereafter be used for any other purpose. To ensure that adequate provision for staff and visitor parking is made for the approved development	UPDATED TRAVEL PLAN SUBMITTED AND APPROVED NOVEMBER 2010	Trust	Prior to Start of Service Diversion Works	November 2010	
4	Secure, covered cycle parking shall be provided within the hospital site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the development. Such agreed facilities shall be provided on the site prior to the building hereby approved being occupied and shall thereafter be retained for such purposes. To encourage and provide for a non car mode of transport to and from the site in accordance with PPG13	Drawing to be updated to show covered cycle parking and issued to Planning Authority. Updated drawing issued as part of this package Refer to drawing L(91)001 Rev C2 Cycle Shelters shown to NE corner and landscape area to South of new building.	HLM / Mansell	Prior to Start of Main Build	28/02/11	
5	The development hereby permitted shall not be occupied unless and until there has been submitted to and approved in writing by the Local Planning Authority a Travel Plan for the hospital which encourages staff, residents and visitors to use alternative modes of transport to the motor car in order to reduce its harmful impacts. The approved Travel Plan shall thereafter be implemented in full accordance with a timetable to be approved as part of the Plan. To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with PPS1 and PPG13	UPDATED TRAVEL PLAN SUBMITTED AND APPROVED NOVEMBER 2010	Trust	Prior to Occup'n	November 2010	

6	The building shall not be occupied unless or until electric charging points for electric vehicles have been provided in accordance with details to be agreed in writing with the Local Planning Authority To reduce carbon emissions and provide for a more sustainable form of transport	Agree details (including location and number) with Planning Authority. Updated drawing issued as part of this package Refer to drawing L(91)001 Rev C2 2No charging points shown to NE Car Park (North Spaces)	HLM/AMA Trust	Prior to Occup'n	28/02/11	
7	The building shall not be occupied until all existing accesses to the site (other than the access hereby approved) have been stopped up permanently and obliterated and the public highway reinstated in a manner to be agreed in writing with the Local Planning Authority. In the interests of highway safety and the visual amenities of the site and the street	Letter to Planning Authority once this work has been carried out.	Mansell/ HLM	Prior to Occup'n	Outstanding	
8	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating any means of boundary enclosure. The boundary treatment shall be completed before the building is occupied. Thereafter the boundaries shall be maintained in accordance with the approved details. In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan	Drawing to be produced to illustrate boundary enclosure. No development to take place until this has been approved by Planning Authority Updated drawing issued as part of this package Refer to drawing L(91)001 Rev C2 Blocking up of existing gate access to East Boundary wall identified to match adjacent walls	HLM Mansell	Prior to Start of Main Build	28/02/11	

9	No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entirety of construction period. The Statement shall generally cover the following matters with greater detail to be agreed separately under other conditions:- (i) the parking of vehicles of site operatives and visitors; (ii) loading and unloading of plant, materials and waste; (iii) removal and disposal of waste materials including agreed routing of vehicles; (iv) storage of plant and materials used in construction of the development; (v) the erection and maintenance of security hoarding; (vi) the erection of site office and ancillary buildings; (vii) wheel washing facilities; (viii) measures to control the emission of dust and dirt during demolition and construction; (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works; (x) Lighting for construction and security. In the interests of highway safety and amenity	Drawing to be issued to Planning Authority which illustrates all info listed (i)-(x). No development to take place until this has been approved by Planning Authority Completed Mansell drawing issued as part of this package Refer to Worthing Hospital – Mansell Parking Plan Refer to Proposed Site Layout Refer to Proposed Site Layout Refer to Proposed Site Layout Refer to Proposed Site Layout Refer to Proposed Site Layout Refer to Proposed Site Layout Refer to Worthing Dust Suppression Method Statement Refer to Proposed Site Layout for segregation/waste storage note Refer to Proposed Site Layout	Mansell via HLM as Agent	Prior to Start of Main Build	28/02/11	

10	No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site. In the interests of highway safety and visual amenity	Drawing to be issued to Planning Authority which illustrates all info listed. No development to take place until this has been approved by Planning Authority Shown on Mansells 'Proposed Site Layout' drawing issued as part of this package	Mansell via HLM as Agent	Prior to Start of Main Build	28/02/11	
11	No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site. In the interests of highway safety and visual amenity	Drawing to be issued to Planning Authority which illustrates Contractor Compound, Welfare Facilities etc No development to take place until this has been approved by Planning Authority Shown on Mansells 'Proposed Site Layout' drawing issued as part of this package	Mansell via HLM as Agent	Prior to Start of Main Build	28/02/11	
12	No development of any kind (including site clearance and demolition) shall take place unless and until a scheme for the suppression of dust during demolition, site clearance and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented throughout the entire course of the demolition and site clearance and construction unless otherwise agreed in writing by the Local Planning Authority. To safeguard the residential amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan	Method Statement to be issued to Planning Authority which illustrates scheme for dust suppression No development to take place until this has been approved by Planning Authority Mansell's 'Worthing Dust Suppression Method Statement' issued as part of this package	Mansell via HLM as Agent	Prior to Start on site	28/02/11	

13	The development hereby permitted shall not be commenced unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. The building shall not be occupied until all drainage works have been carried out and completed in accordance with such details as approved by the Local Planning Authority. (There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.) To ensure that the proposed development is adequately drained	Detailed drawing illustrating proposed drainage to be submitted. Note – this info has been previously provided during the Planning Approval Process. Planning Department to confirm that information previously issued satisfies this condition	AMA/CSC / Mansell via HLM as Agent	Prior to Start of Service Diversions	28/02/11	
14	Prior to the commencement of 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), the following components of a scheme 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: 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. Cont over/	Contamination information (as listed items 1-6) to be submitted to Planning Authority. Planning Department to confirm when this is to be carried out – ie. at a particular stage in the construction/development	Mansell via HLM as Agent	Prior to Start of Main Build	28/02/11	

	3. The site investigation results and the detailed risk assessment (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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. 5. Prior to (commencement of development]/[occupation of any part of the permitted development], a verification report demonstrating completion of the 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 and for the reporting of this to the local planning authority. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved. To ensure that any ground contamination is properly remediated in the interests of amenity and the environment					

15	If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) 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) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. In the interests of environmental protection and public safety and to comply with 'Planning and Pollution Control: PPS23'	Mansell to monitor throughout the construction stage. Notify Planning Authority if any contamination is discovered.	Mansell	Ongoing	Ongoing	
16	No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall thereafter be carried out in accordance with the approved details. To ensure the protection of controlled waters from potentially contaminated surface waters or mobilisation of existing contamination	Noted	N/A	N/A	N/A	N/A
17	Details of external lighting or floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the building hereby permitted is occupied. Thereafter, any external lighting or floodlighting shall only be carried out in accordance with the approved details. In the interests of amenity and to comply with saved Policy RES7 of the Worthing Local Plan	AMA to provide External Lighting / Floodlighting Design to be submitted to Planning Authority for Approval Shown on AMA 'External Lighting Drawing' 1035/E101 Rev D issued as part of this package	AMA/HLM	Prior to Installation	28/02/11	

18	No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a final scheme of hard and soft landscaping, which 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 occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, 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. All hard landscaping shall be provided prior to the occupation of the development hereby permitted. In the interests of amenity and of the environment of the development	Hard and Soft Landscaping Finalised Drawing to be submitted to the Planning Authority for Approval. **Drawings submitted as part of Application for Amendment** **No development to take place until this has been approved by Planning Authority**	HLM L'scape	Prior to Start of Main Build	16/12/10	Approved as part of Amendment

19	No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered. To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained	Tree Protection to be put in place prior to any development (including 'site works'). Refer to Mansell letter confirming all Tree Protection is in place : Southampton_Mansell_plc_uk_TPO issued as part of this package.	Mansell via HLM	Prior to Start of Service Diversions and Main Build	28/02/11	
20	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 building plus details of doors and windows 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. In the interests of visual amenity	Samples of Materials to be provided. Refer to Mansell letter confirming all external envelope samples are available on site : Southampton_Mansell_plc_uk_materials issued as part of this package.	Mansell via HLM	Prior to Start of Main Build	28/02/11	

21	Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until a BREEAM Design State Certificate and a Building Research Establishment - issued Post Construction Review Certificate have been received confirming that the development has achieved a BREEAM 'Excellent' rating of 60% in energy and water sections of the relevant BREEAM assessment. To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to Planning and Climate Change: Supplement to PPS1'	BREEAM Assessment to be carried out Post-Construction and achieve 60% in Energy and Water Sections	EC Harris to lead all HLM to submit to Planning as agent	Prior to Occup'n		
22	No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Fridays and 8.00 a.m. to 12.00 Midday on Saturdays. To safeguard the residential amenities of the occupiers of neighbouring properties	Refer to Mansell letter confirming Working Hours : Worthing Hospital - Working Hours issued as part of this package.	Mansell via HLM as agent	Prior to Start of Service Diversions and Main Build	28/02/11	
23	No roof plant or other externally sited plant or machinery (including air conditioning/handling equipment) shall be installed without the prior approval of the Local Planning Authority in an application on that behalf. In the interests of amenity and the environment and to comply with saved Policies BE1 and H18 of the Worthing Local Plan	Final detail design of external roof top plant to be issued to Planning Authority for Approval Plant_1035M601D illustrates Externally Sited Plant. Drawing issued as part of this package. Note: louver screens surround this plant as detailed on Architectural Drawings submitted with Planning Application.	AMA / HLM	Prior to Installation of Plant	28/02/11	

Key to Colours

Information has been submitted and approved by Planning Authority
Information has been submitted and is awaiting approval from the Planning Authority
Information requires to be submitted for approval by the Planning Authority