Adur District Council

Planning, Regeneration and Wellbeing

Mr Malcolm Ward
The Environment Agency
Guildbourne House
Worthing
West Sussex
BN11 1LD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1111/12

Details of Development
RESTORATION OF THE TEVILLE STREAM INVOLVING EXCAVATION OF A NEW CHANNEL, CREATION OF REED BEDS, INFILL OF EXISTING CULVERT AND RESTORATION OF SURROUNDING LAND.

Location of Development
LAND SOUTH OF LOOSE LANE SOMPTING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 4th September 2012.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
29/10/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would enhance the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies the Adur District Local Plan (AC1, AC4, AC5, AB1) or the policies of the South East Plan (SCT1, CC1, CC2, CC8, NRM2, NRM5, NRM9, C4)

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. If, during development, contamination 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 (LPA)) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.

Reason: *Previous investigations have identified contamination in the area, specifically the landfill and from discrete sources near the pylons. Contamination that is identified through the development must be dealt with so that pollution of the water environment is prevented.*

03. The development hereby permitted shall not be commenced until such time as a scheme to

1. dispose of surface water and

2. provide pollution prevention mitigation measures to improve water quality

has been submitted to, and approved in writing by, the LPA. It is recommended that a Water Quality Strategy is developed that includes different pollution prevention measures (Treatment Train) and that they are incorporated in to the scheme. The scheme shall be implemented as approved.

Reason: *Although the scheme is designed to create a new surface water course, receiving water from other drainage sources such as roads may be contaminated. Appropriate pollution prevention measures must be incorporated in to the scheme so that water quality improvements can be made.*

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04. No development shall take place until the applicant (or agent or successor in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant (or agent or successor in title) and approved in writing by the Local Planning Authority.

Reason: *The site may be of archaeological significance and it is important that it is recorded having regard to the National Planning Policy Framework*

05. The temporary access road shall be permanently removed on completion of the development hereby permitted and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority.

Reason: *In the interests of the visual amenity of the area having regard to saved policy AC1 of the Adur District Local Plan.*

06. This permission relates to the following approved plans:
Drawing No. B1629800/PS/PLAN/6 Rev 02 (Landscape Masterplan) received 4 September 2012
Drawing No. B1629800/PS/PLAN/1/ADUR Rev 5 (Site Location Plan) received 19 October 2012
Drawing No. B1629800/LE/02 Rev 0 (Tree Constraints Sheet 1 of 5) received 4 September 2012
Drawing No. B1629800/LE/02 Rev 0 (Tree Constraints Sheet 2 of 5) received 4 September 2012
Drawing No. B1629800/LE/02 Rev 0 (Tree Constraints Sheet 3 of 5) received 4 September 2012
Drawing No. B1629800/LE/02 Rev 0 (Tree Constraints Sheet 4 of 5) received 4 September 2012
Drawing No. B1629800/LE/02 Rev 0 (Tree Constraints Sheet 5 of 5) received 4 September 2012
Drawing No. B1629800/PS/PLAN/3 Rev 2 (Borehole Locations) received 4 September 2012
Drawing No. B1629800/PS/2 Rev 2 (Typical Sections Bypass Channel) received 4 September 2012
Drawing No. B1629800/PS/PLAN/4 Rev 2 (Bypass Channel Services) received 4 September 2012
Drawing No. B1629800/PS/PLAN/2 Rev 2 (Civil Works Proposal) received 4 September 2012
Drawing No. B1629800/PS/PLAN/5 Rev 2 (Bypass Channel Topography) received 4 September 2012

Reason: *For the avoidance of doubt and in the interests of proper planning.*