Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No: WSCC/071/09/S
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

To Executive Director Adults and Children

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:-

New build 1400 place academy (Sir Robert Woodard Academy) to replace existing Boundstone Community College. To include demolition of existing building with the exception of the the Year 7 / Age of Transfer building which will be refurbished and converted to provide Academy and Youth Facilities at Sir Robert Woodard Academy, Upper Boundstone Lane, Sompting, BN15 9QZ

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 14 October 2009 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

GENERAL

1. The development hereby permitted shall be begun 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 11/02/10 Signed
Divisional Manager (County Development)

***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 ON THE BACK OF THIS FORM

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Approved Plans

2. The proposed development shall not take place other than in accordance with particulars of the application and the approved plans:

- 2083_GAD_400001_B (Site plan, Location plan)
- 2083_GAD_400002_B (Site plan, Existing and Proposed Demolition)
- 2083_GAD_400003_C (Site Plan Proposed)
- 2083_GAD_440000_B (Elevations North and East)
- 2093_GAD_440001_D (Elevations South and West)
- 2083_GAD_440002_A (Elevations and Sections)
- 16061-GE-SK-601 (Highways Masterplan)
- tf 750/AIA/100 (Tree Survey & Removal Plan)
- tf 750/TPP/100 (Tree Protection Plan)
- D1768.L.170 Revision H (Colour Landscape Masterplan), save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

Reason: To secure a satisfactory development.

PRIOR TO COMMENCEMENT OF DEVELOPMENT

Site Management

3. No work shall be carried out on site until provision is available within the site, in accordance with details to be submitted to and approved in writing by the County Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: To avoid undue congestion on the site and consequent obstruction to access.

Site Safety Plan

4. A site safety plan shall be prepared which provides for the management of contractor's vehicles and the movement of pupils within the school campus. The site safety plan shall be submitted to and approved in writing by the County Planning Authority before the development commences. Thereafter, the plan shall be carried out as approved.

Reason: To ensure that the works do not put at risk the safety of pupils.

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Dust Suppression Scheme

5. Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the construction phases of the development.

Reason: To protect the amenities of the locality from the effects of any dust arising from the development.

Site Screening/Hoarding

6. Before the development hereby permitted is commenced, details, including colour and branding information, of measures to screen the constructional working areas, car parking area(s) and access routes from adjoining residential properties shall be submitted to and approved by the County Planning Authority. The approved screening shall be fully implemented before building operations commence and shall thereafter be maintained for the duration of construction unless any variation is approved in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

Materials and finishes

7. No development other than groundworks shall be carried out until a schedule of materials and finishes and, where so required by the County Planning Authority, samples of such materials and finishes to be used for external walls, roofs, fencing and surfacing materials (including paths, hard play areas/courts, car park and access roads) of the proposed development have been submitted to and approved by the County Planning Authority. Thereafter, the materials schedule shall be carried out as approved.

Reason: In the interests of the amenity and to ensure a development of visual quality.

Sports continuity

8. Prior to the commencement of the development, a timetable for the provision of the new sports facilities and a scheme to show how the continuity of existing sports use (both school and community use) can be maintained during the construction period shall be submitted to and approved by the County Planning Authority. Thereafter, the scheme shall be carried out as approved.

Reason: To enable the school to provide a full curriculum and to satisfy to requirements of Sport England.

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Archaeological investigation

9. An archaeological investigation of the site will be carried out at the expense of the developer in accordance with a specification to be submitted to and agreed by the County Planning Authority in writing before the commencement of any topsoil stripping or ground excavations for landscaping infrastructure or construction works.

Reason: To ensure that archaeological remains within the site are adequately investigated and recorded before the commencement of development.

Landscape Scheme

10. No development shall take place until there has been submitted to and approved by the County Planning Authority a scheme of hard and soft landscaping. The scheme for soft landscaping will include such matters as species; sizes; planting densities; arrangements; planting specification for all sizes of trees and shrubs and soil amelioration treatments. The scheme for hard landscaping will include construction details, materials, drainage and existing and proposed levels.

Reason: In the interests of the amenity and of the environment of the development.

Tree Protection

11. Prior to the commencement of development or any preparatory work hereby approved, retained trees shall be protected in accordance with BS5837: 2005 and the details described within the submitted arboricultural reports.

Reason: To maintain the long term health of the trees by avoiding damage to roots.

Reptile Protection

12. Development shall be completed only in accordance with the Reptile Mitigation Strategy (Section 6.2 of the submitted reptile report); mitigation shall be implemented in accordance with the details therein and under the supervision of an Ecological Clerk of Works unless otherwise approved in writing by the local planning authority.

Reason: To avoid impact on legally protected species (Wildlife and Countryside Act 1981) in accordance with ADC Local Plan AN4; SE Plan, NRM5, PPS9 paragraphs 15 & 16.

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Surface water drainage scheme

13. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- details of pollution prevention measures for areas of car parking
- how the scheme shall be maintained and managed after completion
- details of drainage of roof water to ground

Reason: To improve and protect water quality from contaminated surface water run off.

Contamination Scheme

14. No development shall commence until a timetable is agreed for a scheme to deal with the risks associated with contamination of the site which shall be submitted to and approved, in writing, by the County Planning Authority. The components of such a scheme are detailed in the Environment Agency's letter dated 17th December 2009, a copy of which is attached. Thereafter, the scheme shall be carried out as approved.

Reason: To ensure that the underlying Tarrant Chalk Member, classified as a principal aquifer, is protected from areas of contamination resulting from the existing building.

PRIOR TO DEMOLITION

Playing field method statement

15. Prior to the commencement of engineering works for the creation of the new playing field, a method statement outlining means for its construction shall be submitted to and approved in writing by the County Planning Authority. A detailed assessment of ground conditions shall be undertaken to identify constraints which could affect playing field quality. Based on the results of this assessment, a detailed scheme to ensure playing fields will be provided to a high quality in accordance with Sport England's `Natural Turf for Sport' Guidance Note (or any amendment thereto), shall be submitted. Thereafter, the sports pitch shall be constructed in accordance with the approved scheme.

Reason: To ensure a high quality playing field is provided.

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CONTROLLING CONSTRUCTION

Working hours/Operation of machinery

16. No plant, machinery or vehicles shall be operated on the site except between the hours associated with the construction of the development hereby approved:

- 8.00 am and 6.00 pm on Mondays to Fridays inclusive;
- 8.00 am and 1.00 pm on Saturdays; and
- not at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

Deliveries

17. No deliveries of construction materials/plant shall be received by or despatched from the site on Monday to Friday outside the hours of:

- 8.00am and 6.00 pm, (but not between 8.30am and 9.15am and 3.00pm and 3.45pm during school term time);
- 8.00am and 1.00pm on Saturday; and
- not at any time on Sundays, Bank or Public Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and avoid unsafe traffic conditions at school arrival and departure times.

Wheel cleaning

18. Efficient means for cleaning the wheels of all lorries leaving the site shall be installed prior to the commencement of construction and, thereafter, maintained and employed at all times during construction. Best practicable means shall be taken at all times to ensure that all vehicles leaving the site are in a condition such as not to emit dust, deposit mud or other debris on the highway. The wheel cleaning scheme shall be extended to include measures for sweeping /cleaning the highway and access road should these become hazardous.

Reason: In the interests of highway safety.

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Unidentified contamination

19. 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 County Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that any contamination identified in areas which have not been investigated due to access restrictions are appropriately assessed and characterised.

PRIOR TO OCCUPATION

Community Use Agreement

20. A Community Use Agreement, that provides for community use lettings of the school facilities, shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of the use of the development hereby permitted. The agreement shall include details of pricing policy, hours of use, management, including residents representitive, and maintenance. Thereafter, the agreement shall be carried out as approved.

Reason: To ensure public access to the recreational facilities.

Acoustic fence (MUGA)

21. Prior to the use of the MUGA (multi use games area), an acoustic fence, details of which are to be approved in advance and in writing by the County Planning Authority, shall be erected along the entire western, southern and northern sides of the MUGA.

Reason: In the interests of the amenities of neighbouring residential properties.

Flood Lighting (MUGA)

22. A scheme for floodlighting shall be submitted to and agreed in advance and in writing by the County Planning Authority. Such a scheme will include light spillage diagrams, heights and finishes of floodlighting and columns and details of how the system proposes to keep glare and light pollution to a minimum. Thereafter, the scheme shall be carried out as approved. This does not prohibit the use of the MUGA without floodlighting.

Reason: In the interest of residential amenity.

Date ..... Signed
Divisional Manager (County Development).....

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Lighting

23. Prior to occupation of the newly constructed Sir Robert Woodard Academy and use of the car parking areas, a lighting scheme will be submitted to and approved in advance and in writing by the County Planning Authority. The scheme will consider the lighting effects on surrounding residents and address issues relating to hours of operation, light intrusion and potential nuisance. Thereafter, the scheme shall be carried out as approved.

Reason: In the interest of residential amenity.

School Travel Plan

24. Prior to occupation of the newly constructed Sir Robert Woodard Academy, the existing School Travel Plan shall be revised, in consultation with the Local Highway Authority and the Highways Agency. The Traffic Assessment addendum will be intergrated into the revised School Travel Plan. The Travel Plan shall then be submitted to the County Planning Authority for approval and thereafter be implemented in full accordance with a timetable to be approved as part of the Plan.

Reason: To accord with sustainable transport policies.

Cycle Parking Provision

25. The new SRWA hereby permitted shall not be occupied until the cycle storage and parking areas have been provided in accordance with the details submitted and approved in writing by the County Planning Authority. The cycle parking will provide no less than 148 covered spaces.

Reason: To accord with sustainable transport policies and the highways authority requirements.

Highways Works

26. The highways works, as detailed on plan number 16061-GE-SK-601, shall commence within 1 month after the completion of the demolition works or within a time period to be agreed in advance and in writing with the County Planning Authority. Once commenced, the highways works shall be carried out and completed as approved.

Reason: In the interests of highway safety.

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Contamination Verification Report

27. Prior to completion of the development hereby approved, 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 County 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.

Reason: To ensure that remediation, if deemed necessary, is satisfactorily completed in accordance with the principles of PPS23.

POST CONSTRUCTION CONDITIONS

Reinstatement Works

28. Within 3 months of completion of the works hereby approved the area of the land comprising the temporary contractors compound shall be cleared of all construction and temporary base materials and reinstated to its former condition and use as playing field. Such reinstatement shall include appropriate remedial measures, where the earth has been compacted / contaminated, and details of a scheme for suitable arrangements to ensure adequate drainage, levelling, topsoiling and turfing/seeding to grass. All other areas previously laid to grass where ground levels have been altered or the ground damaged by the works, shall be similarly reinstated and planted. Any planting failures arising within 3 years shall be remedied. All the above requirements are to be carried out to the satisfaction of the County Planning Authority.

Reason: In the interest of the amenity of the area and to ensure the availability of a sports facility.

Hours of Use

29. The MUGA and associated floodlights shall not to be used outside the hours of 8.30 till 21.00 Monday to Friday, 09.00 till 18.00 on Saturdays, and not at all on Sundays, Public and Bank Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: To safeguard the amenity of adjoining residential properties.

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OTHER

Site Access

30. The only means of vehicular and pedestrian access to the site, other than to serve in the event of emergency, shall be from upper Boundstone Lane.

Reason: In the interests of road safety and residential amenity.

Landscape planting and protection

31. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season as soon as reasonably possible or following the occupation of the building, whichever is the sooner, and any trees or plants which within a period of five 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 County Planning Authority gives written consent for any variation.

Reason: In the interests of the amenity and of the environment of the development.

INFORMATIVES

A. The applicant should note the requirement to provide for emergency access arrangements to the site and ensure that current measures provided at the school meet site specific fire safety requirements as well as any other requirements for the general location, which may be sought by the County Fire Officer.

B. The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to Building Bulletin 91 "Access for Disabled People to School Buildings" published in 1999 by the Department for Education and Employment. In the means of access both to and from the building, and in the parking facilities and sanitary Conveniences to be available (if any), the applicant should make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of persons using the building who are disabled.

C. The applicant is advised that should legally protected species (i.e. bats) be present work must stop and Natural England informed. A licence may be required from Natural England before works can re-commence, Natural England will advise.

D. The applicants attention is drawn to West Sussex County Council's Landscape Arcitect's requirements and specifications, a copy of which is attached.

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E. It has been suggested that the submitted highway improvement scheme should be the subject of an advisory 20mph speed limits. However, issues regarding signage of the speed limits, raised in the Safety Audit and then subsequently resolved in the Designer's Response, in reality means that the 20mph needs to be mandatory. In order to achieve this there will be a need for a Traffic Regulation Order (TRO). Similarly, there is a requirement for a TRO to install the raised plateau show on the improvement plans close to the main pedestrian entrance to the site. Both the speed limit issue and the raised plateau can be dealt with under the same TRO. Advice in respect of the necessary procedures that have to be followed to secure the TRO can be obtained by contacting Mr. Mike Thomas, WSCC. These TROs can be processed using Highway Authority consultants who specialize in the particular procedures, but funding needs to be allocated by the Developer to cover costs. Mr. Thomas can provide details. It should be noted that there can be long lead in times involved in the process. All of the highway works will have to be the subject of a S278 Agreement, and again the Developer needs to make early contact with the relevant Officer within the Highway Authority, (Mr. Andrew Howick).

F. The highway improvement works will be subject to Stage 2 and Stage 3 Safety Audits to be provided by the Developer or their consultant.

G. The applicant is advised that construction/demolition vehicles visiting the site should use the following traffic routes:

Traffic originating from the east of the site should turn left off the A27 at the junction of A27 with Upper Boundstone Lane. When leaving the site they should turn southwards down Upper Boundstone Lane, and then use either Crabtree Lane and Grinstead Lane to reach the A27 roundabout to the east of the site, or they should use Cokeham Road and Busticle Lane to reach the traffic lights to the west of the site where they could turn right and head eastwards along A27. WSCC Highways will advise which of the alternative routes to the south is preferred.

Vehicles originating from the west of the site should use the junction of A27 with Upper Boundstone Lane to the north of the site for all movements to and from the site. ie executing left turns in and out, from and to A27.

H. The reasons for granting planning permission are that the development:

- meets an identified educational/community need;
- is satisfactory in terms of design and appearance;
- is acceptable in terms of highway safety; and
- has an acceptable impact on local amenity.

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In determining the application the following planning policies were considered:

The South East Plan 2009

There are no specific policies that cover this proposal. However, the Plan provides general support for the appropriate provision of community infrastructure (Paragraph 15.29).

Adur District Local Plan (1996)

The key policies from the Local Plan are:

Policy AG1 - Development within the Built Up Area

Policy AB25 - Protection of existing trees

Policy AB27 - Seeks landscaping schemes

Policy ACS1 - Supports new educational facilities within the built-up area.

I. This permission is granted under the Town and Country Planning Act 1990 and does not purport to grant any other consent, approval or agreement by the County Council.

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 Development Division, West Sussex County Council or visiting the website at http://westsussex.gov.uk/ePlanning

Date 4/02/10 Signed
Divisional Manager (County Development).....

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NOTES

(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.

(3) Further correspondence about this application should quote the reference number at the top right hand corner of the form.