Adur District Council

Planning, Regeneration and Wellbeing

Mr David Seaman
The Seaman Partnership Ltd
2 Birdham Road
Chichester
West Sussex
PO20 7BX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1242/12

Details of Development
ERECTION OF 23 HOUSES AND FLATS

Location of Development
LAND NORTH OF THE GLOBE PRIMARY SCHOOL (FORMER WILLOWS FIRST SCHOOL) IRENE AVENUE LANCING 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 October 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
25/03/2013

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ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing in accordance with the policies of the Adur District Local Plan. The site is unsuitable to meet future education needs and can be developed without detracting from the existing local urban environment and without resulting in unacceptable detriment to the amenities of neighbouring properties or detriment to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG3, AB3-6, AB25-27, AH2, AH3, AH5, ACS5).

Conditions

01. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

02. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied.

    Reason: *In the interests of visual amenity having regard to saved policy AH2 of the Adur District Local Plan.*

03. No development shall take place until there has been submitted to and approved in writing by the local planning authority details of the hedgerow shown on plan 438 FS01 to be retained, together with measures for its protection in the course of the development.

    Reason: *In the interests of amenity and the environment of the development and to comply with saved policy AB27 of the Adur District Local Plan.*

04. No development, demolition or alterations to buildings shall take place until details indicating how suitable provision will be made for mitigating and enhancing badger foraging routes across the site have been submitted to and approved by the Local Planning Authority in writing and such provision shall be made before development commences and thereafter be retained and maintained in accordance with the approved details.

    Reason: *To safeguard protected species as required by the National Planning Policy Framework.*

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05. The 2 trees covered by TPO Ref. 13.53/2/11/L shall be protected for the duration of the building works on site by the erection of fencing. This fencing shall be undertaken, in accordance with plans and particulars to be approved by the Council prior to the commencement of development, before any equipment, machinery and surplus materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Reason: *In the interests of amenity and the environment of the development and to comply with saved policy AB27 of the Adur District Local Plan.*

06. No development shall take place until details have been submitted to and approved in writing by the local planning authority of the facilities for the storage of waste and recyclable material. Development shall be carried out in accordance with the approved details prior to first occupation of the dwellings for which those facilities are to be provided.

Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

07. None of the dwellings hereby approved shall be occupied until the vehicular accesses from the site to the public highway have been designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with the approved plans. Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

Reason: *In the interests of highway safety having regard to Manual for Streets.*

08. No dwelling shall be occupied until car parking and covered cycle spaces have been provided, for those dwellings for which those facilities are to be provided, in accordance with details to have been submitted to and approved in writing by the local planning authority. Those areas shall thereafter be retained for these purposes.

Reason: *In the interests of amenity and highway safety.*

09. No part of the development shall be first occupied until the roads, footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To secure satisfactory standards of access for the proposed development.*

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10. 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. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

    i) the parking of vehicles of site operatives and visitors
    ii) the loading and unloading of plant, materials and waste
    iii) the times for the delivery of materials during school term time
    iv) the storage of plant and materials used in constructing the development
    v) the anticipated number, frequency and types of vehicles used during construction
    vi) hours of building works and demolition
    vii) wheel washing facilities
    viii) measures to control noise and the emission of dust and dirt during construction
    ix) details of public engagement both prior to and during construction works

    Reason: *In the interests of highway safety and the amenities of the area.*

11. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

    (i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

    (ii) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

    Reason: *To ensure adequate provision of surface water drainage infrastructure to serve the development and to avoid the risk of localised flooding in compliance with saved policy AG3 of the Adur District Local Plan and the Technical Guidance to the National Planning Policy Framework.*

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12. None of the dwellings hereby permitted shall be occupied until a) the off-site sewers or improvements to existing sewers required to facilitate the proposed development have been completed; and b) on site works for the disposal of sewage have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority.

    Reason: *To ensure adequate provision of foul water drainage infrastructure to serve the development in compliance with saved policy AG3 of the Adur District Local Plan.*

13. This permission relates to the following approved plans received 4 October 2012:-

    TSP438/FS01 Location & Block Plan
    TSP438/FS02 Proposed Site Layout
    TSP438/FS03a Proposed Floor Plans - Sheet 1
    TSP438/FS04a Proposed Floor Plans - Sheet 2
    TSP438/FS05 Proposed Elevations - Sheet 1
    TSP438/FS06 Proposed Elevations - Sheet 2
    TSP438/FS07 Proposed Street Elevations
    TSP438/FS08 Proposed Site Section

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

Informatives / Notes to Applicant

01. 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.

02. Temporary Works Required During Construction
    The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding within the limits of the highway, the provision of cranes over-sailing the highway.

03. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688) or www.southernwater.co.uk

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04. A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688) or www.southernwater.co.uk

05. 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.