Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0618/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Harry Smith
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GU1 3DG

PROPOSAL:	Demolition of existing hospital staff overnight accommodation residential buildings in Park Avenue and proposed development to provide a new Breast Clinic with associated dedicated car parking spaces and temporary car park for the hospital site.
LOCATION :	Worthing Hospital Lyndhurst Road Worthing
DATE REGISTERED	19th July 2010
APPLICANT :	Mr Nick Fox

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved Plans and supporting documentation which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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[redacted]

Dated : 5th October 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents except where specified in any condition attached to this permission:-

X(07)001 - P1, X(06)005 - P1, X(06)004 - P1, X(06)003 - P1, X(06)002 - P1, X(06)001 - P1, 5(05)001 - P1, L(95)001 - P1, L(06)002 - P1, L(05)003 - P1, L(05)001 - P1, L(05)000 - P1, E(05)001 - P1, E(05)000 - P1, Design and Access Statement, Transport Statement, Staff and Visitor Travel Plan, Phase 1 Environmental Statement, Flood Risk Assessment and Drainage Strategy, Ecological Assessment Report, Arboricultural Development Statement and Lighting Statement.

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

3. The building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided 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.

Reason: To ensure that adequate provision for staff and visitor parking is made for the approved development.

4. Secure, covered cycle parking shall be provided within the 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.

Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with PPG13.

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.

Reason: 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.

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.

Reason: To reduce carbon emissions and provide for a more sustainable form of transport.

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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.

Reason: In the interests of highway safety and the visual amenities of the site and the street.

8. 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 before the building is occupied. Thereafter the boundaries shall be maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

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.

Reason: In the interests of highway safety and amenity.

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.

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

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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.

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

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.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan.

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.)

Reason: To ensure that the proposed development is adequately drained.

14. The development hereby approved shall be carried out in accordance with the Flood Risk Assessment dated July 2010 and with finished floor levels set no lower than 300mm above existing ground levels details of which shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and for its future occupants in accordance with Planning Policy Statement 25 - Development and Flood Risk.

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15. 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.
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.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

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16. 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.

    Reason: In the interests of environmental protection and public safety and to comply with 'Planning and Pollution Control: PPS23'.

17. 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.

    Reason: To ensure the protection of controlled waters from potentially contaminated surface waters or mobilisation of existing contamination.

18. 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.

    Reason: In the interests of amenity and to comply with saved Policy RES7 of the Worthing Local Plan.

19. 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.

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

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20. 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.

    Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

21. No demolition of the buildings or removal of trees and vegetation shall take place until a full and final inspection is made of the site to avoid harm to roosting bats and nesting birds. This final survey shall be agreed in writing by the Local Planning Authority before such works are carried out.

    Reason: To safeguard the ecology of the area and protect species as listed under the Wildlife and Countryside Act 1981.

22. The building shall not be occupied until ecological enhancement through wildlife habitat creation, including the provision of bat boxes, has been implemented in accordance with details to be submitted and agreed in writing by the Local Planning Authority.

    Reason: To safeguard the ecology of the area, and to ensure that suitable habitats remain during and after development.

23. 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.

    Reason: In the interests of visual amenity.

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24. 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.

Reason: 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'.

25. 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.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

26. 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.

Reason: In the interests of amenity and the environment and to comply with saved Policies BE1 and H18 of the Worthing Local Plan.

INFORMATIVES

1. Reason for approval

The proposal would create an important upgraded breast screening clinic for the hospital to meet its changing role to fulfil its strategic position in meeting the demand for healthcare provision in Western Sussex. Whilst the loss of houses could be seen as contrary to policy the overriding community benefit of the development is regarded as an exception under saved Worthing Local Plan Policy H10 and Policy 9 of the Submission Core Strategy. Furthermore, the development would not adversely impact upon the amenities of the area subject to the implementation of a travel plan, controls over construction, a comprehensive ecological examination and the implementation of a detailed landscaping scheme. On this basis, the application accords with Policies RES7, RES9, RES12, BE1, TR9, H10, H18 and SC1 of the Worthing Local Plan and Policies 11, 12, 13, 15, 16, 17, 18 and 19 of the Submission Core Strategy.

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.