Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0800/FULL

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

Town And Country Planning Solutions
Sandhills Farmhouse
Bodle Street Green
Hailsham
East Sussex
BN27 4QU

PROPOSAL: Demolition of existing buildings and erection of 51 dwellings, including open space, access and parking.

LOCATION : St. Barnabas Hospice Columbia Drive Worthing

DATE REGISTERED 15th September 2009

APPLICANT : St. Barnabas Hospices (Sussex) Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 093013/09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 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 : 15th December 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forwardmost part of the buildings which front the highway unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the character and visual amenities of the development.

3. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

4. No dwelling shall be occupied until the parking spaces, car barns and garages shown on the approved plans have been provided and constructed. The parking facilities and garages so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

5. No dwelling shall be occupied until the cycle parking facilities have been provided in accordance with details submitted to and approved in writing by the Local Planning Authority.

   Reason: To provide for a sustainable form of transport within the development.

6. The development hereby permitted shall not commence until details of the materials to be used for surfacing the car parking areas have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated turning and access areas shall then be surfaced only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity.

7. No dwelling shall be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

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8. No development shall commence unless or until the access from the site to the public highway has been designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety.

9. No dwelling shall be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

   Reason: In the interests of highway safety.

10. No development shall commence until details of ground levels and finished floor levels of the buildings have been agreed in writing by the Local Planning Authority.

    Reason: Inadequate details were submitted with the application and floor levels may need to be raised to address the concerns of the Environment Agency.

11. No dwelling shall be occupied until the road access serving the development hereby permitted has 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.

12. 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.

13. 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.

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14. With the exception of work in connection with the construction of the access road to serve the development, no work shall be undertaken on the site until the said access road has been constructed in accordance with the plans to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwellings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

Reason: In the interests of protecting the character and appearance of the approved scheme and because changes to the buildings may result in loss of amenities and cause harm to neighbouring properties.

16. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

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

17. 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. inclusive.

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

18. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority in an application on that behalf.

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

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19. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a 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.

20. The existing trees, bushes and hedges shall be retained and protected, in a manner to be agreed in writing with the Local Planning Authority before the development commences, for the duration of the development. They shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species, unless the Local Planning Authority gives written consent to any variation.

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

21. No trenches or pipe runs for services or drains shall be cut or laid within 5 metres of the bole of any existing tree which is to be retained on this or adjoining sites.

Reason: To protect tree roots from damage which would be likely to lead to the loss of the tree.

22. 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.

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

23. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roofs of the buildings has 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.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or as subsequently amended), the elevations of the buildings hereby permitted shall not be painted other than in colours as may be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north east facing elevations of plots 20 and 21 and the north facing elevation of plot 37 without the prior permission of the Local Planning Authority in an application on that behalf.

Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

26. Provision shall be made for combined aerial facilities to serve the blocks of flats within the development hereby permitted.

Reason: In the interests of visual amenity.

27. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

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

28. Before any of the dwellings hereby permitted are occupied, clothes drying facilities and dustbin enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development and the amenities of the area.

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29. No development shall take place until the applicant 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 and approved by the Planning Authority. (Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme).

Reason: The site is of archaeological significance and it should be recorded by excavation before it is destroyed by development.

30. The development hereby permitted shall not be commenced until the following measures have been undertaken:-

(i) the submission of a scheme for the investigation of potential ground contamination;

(ii) the approval of the scheme referred to in (i) above by the Local Planning Authority;

(iii) the completion of a site investigation in accordance with any scheme as may be agreed;

(iv) the submission to and written approval by the Local Planning Authority of the results of any such investigation;

(v) the submission to and written approval by the Local Planning Authority of a detailed action plan for remediation of the site;

(vi) the full implementation of the agreed action plan on the site to the satisfaction of the Local Planning Authority.

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

31. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

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Reason: To maximise the opportunities for sustainable design in accordance with West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio-Diversity and Geological conservation; PPS22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance.

Residential is the most suitable use for the site and the scheme has been carefully designed to achieve a strong sense of place with appropriate levels of discreet parking whilst providing a broad mix of housing in type and size, both market housing and affordable housing, which protects the existing residential amenities of surrounding properties whilst providing a high quality and standard of residential accommodation whilst retaining the existing tree and boundary planting with a high density solution which makes efficient use of the site and which would enhance the character of the area.

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
LR8 -Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE2 - Suburban Intensification
BE3 - Suburban Renewal
CC2 - Climate Change
CC3 - Resource Use
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
CC7 - Infrastructure and Implementation
H1 - Regional Housing Provision 2006-2026
H3 - Affordable Housing
H4 - Type and Size of New Housing
H5 - Housing Design and Density
M1 - Sustainable Construction

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NRM4 - Sustainable Flood Risk Management
NRM5 - Conservation and Improvement of Biodiversity
SCT6 - Affordable Housing
SP3 - Urban Focus and Urban Renaissance
SP4 - Regeneration and Social Inclusion
T2 - Mobility Management
T4 - Parking

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.