WORTHING COLLEGE

DISCHARGE OF COLLEGE CONDITIONS PRECEDENT

STAGE ONE SUBMISSION

DECISION NOTICE (15 SEPTEMBER / REF WB/07/1229/OUT)		
CONDITION	**DETAILS SUBMITTED**	**GVA GRIMLEY COMMENTS**
1. Approval of the details of the layout, scale, appearance, access arrangements and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before each stage of the development is commenced. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	N/A	Reserved Matters Application Submitted on 18th December.
2. Prior to the commencement of development a **Phasing Plan** shall be submitted indicating how the college and residential development is to be phased. In connection with the first phase (construction of the replacement college) precise details of the car parking facilities to be made available for the existing college together with details of construction traffic movements within the site shall be submitted to and approved in writing with the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved phasing plan unless otherwise agreed in writing with the Local Planning Authority.	• Drawing SK03 - phasing strategy- phase 1A; 1:1000@A3 • Drawing SK04 - phasing strategy- phase 1; 1:1000@A3 • Drawing SK05 - phasing strategy- phase 2; 1:1000@A3 • Drawing SK06 - phasing strategy- phase 3; 1:1000@A3	N/A
3. Each phase of the development shall not take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied within each phase until such screen walls or fences as may be agreed have been erected.	N/A	Submission to be made at a later date (Stage 2 Submission).

GVA Grimley

4. The development hereby permitted shall not commence in each stage of the development until details of the **materials to be used for surfacing the car parking facilities** have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.	• Drawing D1705/L110 - part hard and soft landscape plan; 1:250@A1. • Drawing D1705/L115 - part hard and soft landscape plan; 1:250@A0.	• Drawings reduced to A3. Please refer to accompanying reserved matters application for scaled plans.
5. The replacement college shall not be occupied until space has been laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the **loading and unloading of vehicles and the parking of delivery vehicles** clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than for the purposes for which it is provided.	Worthing College Autotrack analysis; Drawings 0853/spa01 – 28 (28 plans in total)	N/A
6. No construction work shall be carried out in connection with each stage of the development 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 relating to that phase of development	Drawing Number 0853/SS1 – Indicative construction site set-up and temporary access proposals. • Drawing SK03 - phasing strategy- phase 1A; 1:1000@A3 • Drawing SK04 - phasing strategy- phase 1; 1:1000@A3 • Drawing SK05 - phasing strategy- phase 2; 1:1000@A3 • Drawing SK06 - phasing strategy- phase 3; 1:1000@A3	N/A
7. No development shall be carried out on the site in connection with each stage of the development 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 relating to that phase of development	• Drawing SK03 - phasing strategy- phase 1A; 1:1000@A3 • Drawing SK04 - phasing strategy- phase 1; 1:1000@A3 • Drawing SK05 - phasing	N/A

	strategy- phase 2; 1:1000@A3 • Drawing SK06 - phasing strategy- phase 3; 1:1000@A3	
8. No development shall take place in connection with each stage of the development 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.	N/A	Submission to be made at a later date (Stage 2 Submission).
9. No development shall take place in connection with each phase of development 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 for each stage of the development 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 each stage of the development hereby permitted.	• Drawing D1705/L110 - part hard and soft landscape plan; 1:250@A1. • D1705/L115 - part hard and soft landscape plan; 1:250@A0	Drawings reduced to A3. Please refer to accompanying reserved matters application for scaled plans.
10. The **access from the site to the public highway (including any temporary access for construction)** shall be 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 before the commencement of the development.	Drawing 0852 VIS1 – Proposed access onto Bolsover Road visibility splays. Drawing 0852 SS1 – Indicative construction site set up and temporary access proposals.	N/A
11. The secondary access located in the north-east corner of the site leading onto Bolsover Road shall not be used other than for emergency and maintenance purposes only and shall not be used by students or the public as an access to the new educational facility.	N/A	No further submission required – College to comply.
12. No development in each phase of the development approved by this permission shall be commenced until a scheme for the **provision and implementation of a surface water drainage system** has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.	Drawing 17792 D10 – Proposed drainage layout. Scale 1:500 @ A1 17792 D11 – Road construction details. Scale 1:500 @ A1	Copies of Drawings duplicated with Condition 19.
13. Prior to being discharged into any watercourses, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982, with an overall capacity compatible with the site being drained.	N/A	No further submission required – College to comply.
14. Prior to the commencement of development within each phase approved by this planning permission (or such other date or	Report – Information Relating to	N/A

stage in development as may be agreed in writing with the Local Planning Authority) **a scheme to deal with the risks associated with contamination** of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority: a) A Desk Study identifying: - 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. b) A site investigation scheme, based on (a) to provide information for an assessment of the risk to all receptors that may be affected, including those off site. c) The results of the site investigation and risk assessment (b) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken. d) A verification report on completion of the works set out in (c) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. Any changes to these agreed elements require the express consent of the Local Planning Authority. The applicant should be advised that this condition is sequential and may be discharged at any stage a) - d).	Discharge of Condition 14 (November 2008) Report – Geotechnical Investigation (September 2008)	
15. If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, then this must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.	N/A	No further submission required – College to comply.
16. Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.	N/A	No further submission required – College to comply.
17. **A bund with associated tree and shrub planting**, details of which shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced, shall be formed along the boundary of the site abutting the rear gardens of properties in Bolsover Road in accordance with the approved plans. The replacement college shall not be occupied until the agreed bund has been completed adjacent to the new college. The remaining section shall be complete and landscaped prior to the occupation of the residential development in the event that any trees and shrubs, planted in accordance with this condition, die or become seriously damaged or diseased within a period of 5 years following planting, they shall be replaced in the next planting season with others of similar size and species.	Drawing D1705/L120 - landscape buffer zone plan; 1:250@A1	N/A
18. The residential development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwellings from noise from the adjacent railway has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied.	N/A	N/A Condition linked to residential development
19. Each phase of 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 building shall be occupied in each phase of the development until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.	17792 D10 – Proposed drainage layout 17792 D11 – Road construction	Copies of plans duplicated with Condition 12.

	details	
20. Each phase of the development hereby permitted shall not commence unless and until a **schedule of materials and finishes to be used for the external walls and roof of the proposed** building 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.	• 2100 - proposed west and south elevations; 1:200@A1 • 2101 - proposed east and north elevations; 1:200@A1 • SK11 - Detailed part elevation; 1:50/1:20@A1	Drawings reduced to A3. Please refer to accompanying reserved matters application for scaled plans.
21. Notwithstanding the provisions of the General Permitted Development Order (as amended**)** no extensions or alterations to the courtyard houses shall be undertaken without prior approval of the Local Planning Authority on an application on that behalf.	N/A	N/A Condition linked to residential development
22. Provision shall be made for combined aerial, satellite and cable TV facilities to serve all flats within the development hereby permitted.	N/A	N/A Condition linked to residential development
23. Prior to the occupation of the replacement college hereby approved, precise details of lighting proposed for the Artificial Turf Pitch (ATP) and Multi Use Games Area (MUGA) be submitted to and approved, in writing, by the Local Planning Authority (including light spillage diagrams)	N/A	Submission to be made at a later date (Stage 2 Submission)
24. The external sports facilities shall not be used other than between the hours of 0800 - 2130 Monday - Saturdays and 0900 to 2000 hours on Sundays	N/A	No further submission required – College to comply.
25. 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 to and approved in writing by the Local Planning Authority.	N/A	Submission to be made at a later date.
26. Prior to each phase of the development commencing a detailed **bat survey** shall be undertaken by a qualified ecologist to determine the presence of any bat roosts or nests. The development shall only proceed in accordance with the recommendations of the ecological report.	N/A	No further submission required – College to comply.
27. No trees shall be felled during the bird nesting season (1st April - 1st September) unless, prior to commencing work on site, it can be demonstrated that there are no breeding birds within the trees to be felled. To demonstrate the absence of breeding birds an ecologist's report and survey would need to be submitted to and approved, in writing, by the Local Planning Authority prior to any clearance works.	N/A	No further submission required – College to comply.
28. The replacement college, hereby approved, shall not exceed 13,857 square metres of floorspace as measured externally.	N/A	No further submission required – College to comply.
29. Each stage of the development 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	Report – Part L 2006 Compliance Report (Oct 2008) Report – Renewable Feasibility	N/A

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 sustainable design measures installed shall ensure that a minimum of 10% of the energy requirements of the development are from renewable sources. The development shall not be built or constructed other than in full accordance with any such approval.	Desktop (Nov 2008) Drawing FSB92693B\PH\203 – Proposed domestic water services distribution schematic (not to scale)	
S106 AGREEMENT (11 SEPTEMBER 2008)		
Provision of Fire Hydrants (Submission to the County Council for approval a proposal for the location and installation of 2 fire hydrants)	FSB92693B\100 – proposed domestic water & above ground drainage external site plan scaled 1;500 @ A1 and provided in reduced size @ A4.	N/A