Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1019/FULL

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

GlaxoSmithKline
Southdownview Way
Worthing
West Sussex
BN14 8QH

PROPOSAL: Installation of underground pumping station to dispose of trade effluent.

LOCATION : Glaxo Smithkline Southdownview Way Worthing

DATE REGISTERED 1st October 2007

APPLICANT : GlaxoSmithKline

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. B20.0071, B20.0072 and B20.0074, 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 three 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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Dated : 26th November 2007

Assistant Director (Planning Services)

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

2. No development, including site works of any description, shall take place on the site unless and until all the adjacent existing poplar trees 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.

3. The development shall not commence unless and until a Method Statement has been submitted to and approved by the Local Planning Authority detailing how any visibly contaminated or odorous material found to be present at the site but not previously identified, will be investigated and dealt with and the works shall not be carried out other than in full accordance with any such approval.

   Reason: To prevent pollution to controlled waters.

4. The development shall not operate other than by means of a sealed pumping system which prevent ingress by flood waters, and, in the event of flooding, the pump system shall cease until the water level returns to normal.

   Reason: To prevent pollution to controlled waters.

INFORMATIVES

1. The Environment Agency advises that under the terms of the Water Resources Act 1991, prior written consent from the Environment Agency is required for any discharge of sewage or trade effluent into Controlled Waters, and may be required for any discharge of surface water to such Controlled Waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not Controlled Waters. Such consent may be withheld. (Controlled Waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters

2. Protection of Controlled Waters

   The Environment Agency advise that this site is extremely sensitive and must be protected from pollution.

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Potable supplies are at risk from activities at this site and all precautions should be taken to avoid discharges and spillages to the ground during both construction and subsequent operation.

All Pollution Prevention Guidelines information may be freely viewed and downloaded from the NetRegs section of our website. The website address is: www.environment-agency.gov.uk/netregs/resources/278006

The Environment Agency remind you that the primary responsibility for safeguarding land and other property, including neighbouring land, against unacceptable risk from contamination rests with the owner and that where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended.

3. 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 West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
ERA1 - Making the best use of land
ERA4 - Flooding and coastal defence
LOC1 - Locational strategy
NE1 - Level of residential and employment development

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.