WORTHING BOROUGH COUNCIL

Mr Ian Keith
Nexus Planning
Holmes House
4 Pear Place
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SE1 8BT
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0945/23

Details of Development
CREATION OF NEW VEHICULAR ACCESS FROM LITTLEHAMPTON ROAD (A2032) TO SERVE WORTHING DURRINGTON POLICE STATION AND CUSTODY SUITE AND RELOCATION OF GAS METER HOUSING

Location of Development
SUSSEX POLICE AUTHORITY CUSTODY SUITE CENTENARY HOUSE DURRINGTON LANE WORTHING 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 3rd August 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
24/01/2024

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
REPLACEMENT TREE PLANING STATEMENT 29 Nov 2023	HED.1520	30.11.2023
TREE REPLACEMENT PLAN	HED.1520.001 E	30.11.2023
ARBORICULTURAL DEVELOPMENT STATEMENT November 2023	CBA11630 v1C	23.11.2023
BIODIVERSITY NET GAIN ASSESSMENT	ECO-REP-002-01-BNG	23.11.2023
REVISED RSA	PBA/23/183.0002/1/MM	13.09.2023
PLANNING STATEMENT July 2023		03.08.2023
TRANSPORT STATEMENT May 2023	183.0002/TS/4	03.08.2023
DRAINAGE STRATEGY	183.5002/DFTN/1	03.08.2023
ECOLOGOCAL IMPACT ASSESSMENT	LLD2937-ECO-REP-001-01	03.08.2023
SITE LOCATION PLAN	ZZ_DR_A_00001 P02	03.08.2023
EXISTING SITE PLAN	ZZ_DR_A_12101 P03	03.08.2023
PROPOSED SITE PLAN	ZZ_DR_A_12102 P05	03.08.2023
EXTG & PROPOSED ELEVATIONS	ZZ_DR_A_12103 P04	03.08.2023
PROPOSED ACCESS DESIGN	183.0002.001 Rev F	03.08.2023
VISABILITY SPLAYS	183.0002.002 Rev F	03.08.2023
FIRE, REFUSE & DELIVERY VEHICLE SWEPT PATH ANALYSIS	183.0002.007 Rev F	03.08.2023

Reference/Drawing Number	Version	Date Rec
ADOPTION PLAN	182.0002-0009 Rev P04	03.08.2023
PROPOSED RETRACTING BOLLARDS & SIGNAGE	183.0002-0011 Rev P04	03.08.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

03. The development hereby approved shall not commence until details of a scheme to deliver or secure off-site biodiversity net gain, in accordance with the current Biodiversity Net Gain Metric either by the developer, or provided by a reputable organisation are submitted to, and approved in writing by the Local Planning Authority. Such details as approved shall be implemented within a timeframe agreed as part of this approval process.

Reason: *In the interest of local biodiversity having regard to policy DM18 of the Worthing local plan.*

04. No part of the vehicular access as shown on drawing number 183.0002.001 revision F shall be first used until a visibility splay of 4.5 metres by 160 metres has been provided to the west at the proposed site vehicular access onto A2032 Littlehampton Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interest of highway safety having regard to policy DM5 of the local plan.*

05. Prior to the commencement of the development hereby permitted, details of a scheme for the disposing of surface water by a means of a sustainable drainage system incorporating source control measures and restricted to the predevelopment runoff rates of no greater than 1 l/s for the corresponding critical storm shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters. The updated information shall include the use of FEH 2022 rainfall data and utilise a CV

value of 1 to ensure the attenuation is sized sufficiently for the critical design storm. This shall also include the following information:

- Demonstrate that the proposed discharge rate does not exceed the predevelopment discharge rates for the corresponding critical storms.
- Demonstrate that the proposed surface water drainage system does not surcharge in the 100% AEP (1 in 1 year) critical storm duration, flood in the 3.33% AEP (1 in 30 year) plus climate change critical storm duration or the 1% AEP (1 in 100 year) critical storm duration.
- Demonstrate that any flooding that occurs when taking into account climate change for the 1% AEP (1 in 100 year) critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes.

Reason: *To prevent flooding having regard to policy DM20 and in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.*

06. Prior to the commencement of any development, full details of the proposed surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual groundwater levels and winter infiltration testing to BRE365, or similar approved, will be required to support the viability of infiltration at the site. Only such details as approved shall be implemented prior to first use of the new access.

Reason: *To prevent flooding having regard to policy DM20 and in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.*

07. No phase of the development shall commence until full details of the maintenance and management of the agreed surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing by, the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To prevent flooding having regard to policy DM20 and in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.*

08. Development shall not commence, other than works of site survey and investigation and demolition, until:

Details of a suitably qualified archaeologist, to be nominated by the developer, has been agreed in writing by the Local Planning Authority. The agreed archaeologist shall be afforded access to allow a watching brief to be conducted during excavations and groundworks involved in the development hereby approved. Thereafter a written copy of the results of the watching brief shall be submitted to the Local Planning Authority.

Reason: *To enable the recording of heritage assets of archaeological interest having regard to policy DM24 of the adopted Local Plan and the relevant policies of the National Planning Policy Framework.*

09. The access hereby permitted shall not be first used until the replacement tree planting as shown in approved drawing HED.1520.001.E and detailed in the Replacement Tree Planting Statement dated 29/11/23 has been planted. In the event that any such trees die or become seriously damaged or diseased within a period of five years following planting they 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.

Reason: *In the interests of visual amenity and the environment and to comply with policies DM18 and DM19 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).