Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1229/OUT

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

GVA Grimley LLP
Planning Development And Regeneration
10 Stratton Street
London
W1J 8JR

PROPOSAL: Outline application for redevelopment of the site to provide a new college, associated nursery and sports facilities, 124 residential units, car parking, associated access and landscaping, including demolition of existing buildings and enabling works.

LOCATION : Worthing Sixth Form College Bolsover Road Worthing

DATE REGISTERED 26th October 2007

APPLICANT : Worthing College

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. RX-2445 1003/REVB, RX-2445 SK01, 1100, 1101, 2010, 2011, REVA2100, REVA 2101, 2210, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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.

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Dated : 15th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

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.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Procedures) (Amendment) (England) Order 2006.

2. Prior to the commencement of development a Phasing Plan shall be submitted indicating how the college and residential development is to be developed. 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.

Reason: To control the development in detail and ensure that adequate car parking facilities are available during the construction period.

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.

Reason: In the interests of amenity.

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.

Reason: In the interests of visual amenity.

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 in connection with the replacement college 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.

Reason: In the interests of highway safety.

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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.

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

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.

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

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.

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

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.

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

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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.

    Reason: In the interests of highway safety.

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.

    Reason: To control development in detail and in the interests of amenity.

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.

    Reason: To prevent the increased risk of flooding and pollution of Controlled Waters by ensuring the provision of a satisfactory means of surface water disposal.

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.

    Reason: To prevent pollution of Controlled Waters.

14. Prior to the commencement of development within each phase approved by this planning permission (or such other date or 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.

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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).

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.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

16. Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of Controlled Waters.

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 of bunding shall be completed and landscaped prior to the occupation of the residential development and 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.

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

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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.

    Reason: To safeguard the amenities of the occupiers of the dwellings.

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.

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

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.

    Reason: In the interests of visual amenity.

21. Notwithstanding the provisions of the General Permitted Development Order (as amended) no extensions or alterations to the courtyard houses shall be undertaken without the prior approval of the Local Planning Authority on an application on that behalf.

    Reason: In the interests of amenity.

22. Provision shall be made for combined aerial, satellite and cable TV facilities to serve all flats within the development hereby permitted.

    Reason: In the interests of visual amenity.

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) shall be submitted to and approved, in writing, by the Local Planning Authority (including light spillage diagrams).

    Reason: To protect the amenities of adjoining residential properties.

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.

    Reason: To protect the amenities of adjoining residential properties.

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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.

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

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.

Reason: To safeguard the ecology of the area and protect existing habitats.

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.

Reason: In the interests of the environment of the development and in accordance with the Wildlife and Countryside Act 1981.

28. The replacement college, hereby approved, shall not exceed 13,857 square metres of floorspace as measured externally.

Reason: To accord with the terms of the application and to control the development in detail.

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 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.

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Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and 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; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

INFORMATIVE

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 2003

BE1 - Design Quality
H18 - Amenity of Residents
LR5 - Protection of Outdoor Recreation Space
LR8 - Provision of Playspace/Outdoor Recreation Space in Housing Schemes
RES9 - Contaminated land
RES12 - Provision of Infrastructure
TR4 - Development at railway stations
TR9 - Parking requirements for development
LR5 - Protection of Outdoor Recreation Space
LR8 - Provision of Playspace/Outdoor Recreation Space in Housing Schemes

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development
DEV2 - Mixed Uses
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking provision
NE1 - Level of residential and employment development
NE3 - Housing provision
NE11 - Community facilities and services
NE13 - Transport
NE14 - Walking, cycling and mobility

In addition, the Council has had regard to the urgent need for a replacement college facility on this site. The proposal would represent a major investment to provide a first class educational facility as well as providing improvements to the quality of sport and leisure facilities for students and the local community. Although the application includes a high density residential scheme, with a fairly bold contemporary design, the Council considers that the site can accommodate taller buildings without causing harm to residential amenity or the wider character of the area.

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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.