Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/09/0067/FULL

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

Mr J Clarke
Building 2
Southdownview Way
Worthing
West Sussex
BN14 8QH

PROPOSAL: Proposed store adjacent to east elevation of Building No. 6E to house two bulk containers.

LOCATION : Glaxo Smithkline Southdownview Way Worthing

DATE REGISTERED 28th January 2009

APPLICANT : Mr J Clarke

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. B.6E.0116 rev D and B.6E.0117 rev B and drawing entitled "location" deposited 28th January 2009, 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.

cont.....

[redacted]

Dated : 23rd March 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby approved shall only be carried out in accordance with the approved FRA dated January 2009.

   Finished floor levels are set no lower than 300mm above surrounding ground levels.

   Reason: To reduce the risk of flooding to the proposed development.

3. The development hereby permitted shall not be commenced until such time as a scheme for the storage of chemicals has been submitted to, and approved in writing by, the Local Planning Authority.

   Any such scheme shall be supported, where necessary, by detailed calculations; include a maintenance programme; and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or any details as may subsequently be agreed, in writing, by the Local Planning Authority.

   Reasons: To ensure the protection of groundwater resources by the satisfactory design of chemical storage facilities.

4. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: In the interests of environmental protection and public safety.

INFORMATIVE

1. This site is situated on or adjacent to a site which has been identified through Worthing Borough Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

2. 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:

cont.....

WB/09/0067/FULL

**Saved Worthing Local Plan 2003**

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

**Saved West Sussex Structure Plan 2001 – 2016**

CH1 - Character
DEV1 - High quality development
ERA1 - Making the best use of land
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.