

**APPLICATION NUMBER: WSCC/066/19
COUNTY MATTER WASTE**

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

To: Ms Sarah Featherstone
Featherstone Young
25 Links Yard
Spelman Street
London
E1 5LX

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development:

Replacement of existing below ground drainage to provide an improved foul and waste drainage system for existing dwellings at the property, comprising the installation of new pipes, a new bio-digester and field drain at Climping College The Mill Climping Street Climping BN17 5RN

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 19 September 2019 and subject to the conditions specified hereunder:

Commencement

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 91 of the Town and Country Planning Act 1990

Approved Plans

2. The development shall not take place other than in accordance with the approved plans:
 - Biodigester Elevations (Reference FTE-X100000 and UT-X5000, Received 22/11/2019)
 - Biodigester Impact Statement (Dated 02/11/2020)
 - Ecological Appraisal and Bat Roost Assessment (Document Reference LLD1260, Dated 30/08/2020)
 - Heritage Impact Statement (Dated 02/11/2020)
 - Location Plan (Drawing No. 1. Dated 11/12/2017)
 - Proposed Site Plan (Dated 02/11/2020)

Date **25 March 2021** Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

CONTINUATION SHEET

- Site Drainage Plan (Drawing Number 102. Revision C1. Dated 26/05/2020)
- Statement of Significance (Reference DGC21837. Date 17/06/2018)
- Supporting Statement: Drainage Field Calculations (Received 18/11/2020)

Reason: to secure a satisfactory development.

Tree Protection

3. All excavation works within the Root Protection Area of any trees around the site must be conducted in accordance with BS5837:2012 (trees in relation to design, demolition and construction). Any trees that die or are damaged within 5 years of the commencement of the development shall be replaced by a similar specimen.

Reason: To protect existing trees and shrubs in the interests of the visual amenity and landscape of the locality.

INFORMATIVES

In accordance with paragraph 38 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant and consultees. As a result, the County Planning Authority has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, and the applicant's attention should be drawn to the following informative:

- a. Please note there is a possibility that bats may be present on the site. All bats and their breeding or resting places (i.e. roosts) are protected by law. It is an offence to disturb, injure or kill any bat or to damage, destroy or obstruct access to a bat roost. Works that may impact on bats and their roosts can only be carried out under licence. If evidence of bats is discovered works must cease immediately and the advice Natural England sought.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

Date **25 March 2021** Signed: **Michael Elkington**, Head of Planning Services

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

- (a) 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.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (d) The Secretary of State need not consider an appeal if it seems 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.
- (e) 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 the Secretary of State.

2 Purchase Notices

- (a) 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.
- (b) 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 the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

- 3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.