Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No: EP/22/09
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

To Executive Director Adults and Children

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, that is to say:-

Construction of new Children and Family Centre, including access, car parking and external works, at Children and Family Centre, St Mary's Drive, East Preston, Littlehampton, West Sussex, BN16 1EZ

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 2 February 2009 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

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.

2. The proposed development shall not take place other than in accordance with the approved plans, Drawing Numbers D 123516 P 204 (26/01/09), D 123516 P 205 (26/01/09), D 123516 P 206 (26/01/09), and D 123516 P 209 (26/01/09), and supporting information, save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

   Reason: To secure satisfactory development.

3. Prior to the construction of the development hereby approved, the applicant shall identify the exact position of the public sewer on site to ensure no new building, new

Date 27/03/09 Signed
Divisional Manager (County Development)

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE BACK OF THIS FORM

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trees or large bushes, or other new permanent obstructions should be located within 3 metres either side of the centreline of the public sewer.

Reason: To safeguard the existing public infrastructure.

4. No deliveries of construction materials/plant shall be received by or despatched from the site outside the hours of 8.00am and 6.00 pm on Monday to Friday, (but not between 8.30am and 9.15am and 3.00pm and 3.45pm during school term time), and outside the hours of 8.00am and 1.00pm on Saturday, and not at any time on Sundays, Bank or Public holidays unless with the prior agreement of the County Planning Authority.

Reason: In the interest of the amenity of residents and the safety of pupils at the school.

5. No plant, machinery or vehicles shall be operated on the site except between the hours associated with the construction of the development hereby approved:

8.00 am and 6.00 pm on Mondays to Fridays inclusive;
8.00 am and 1.00 pm on Saturdays; and

not at any time on Sundays or Public Holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

6. The existing sewerage and storm water pipes shall be protected during the course of construction.

Reason: To safeguard the existing public infrastructure.

7. All trees to be retained shall be protected in accordance with BS 5837 Trees in Relation to Construction, paying particular attention to root protection areas and no dig construction methods.

Reason: In the interest of environmental amenity.

8. Prior to the occupation of the development hereby approved, details of the signage proposed relative to the South Elevations are to be submitted to and approved in writing by the County Planning Authority.

Reason: To secure satisfactory development.

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10. Within 6 months of the occupation of the development hereby approved, a Travel Plan Framework Document and Monitoring Programme is to be submitted to West Sussex County Council in light of the approved works.

Reason: In the interest of securing safe and suitable travel arrangements.

INFORMATIVES

A. The applicant should note the requirement to provide for emergency access arrangements to the site and ensure that current measures provided at the Children and Family Centre meet site specific fire safety requirements as well as any other requirements for the general location, which may be sought by the County Fire Officer.

B. The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to Building Bulletin 91 "Access for Disabled People to School Buildings" published in 1999 by the Department for Education and Employment. The means of access both to and from the building, the parking facilities and sanitary conveniences, so far as it is in the circumstances both practicable and reasonable, should meet the needs of disabled persons using the building.

C. Reasons for granting Planning Permission: The proposed development is in accord with the development plan and;

- meets an identified community need;
- is satisfactory in terms of design and appearance;
- has an acceptable impact on neighbouring amenity, and;
- has an acceptable environmental impact.

Accordingly, the proposal complies with the relevant policies of which are listed below:

West Sussex Structure Plan 2001 - 2016 (Feb 2005)
Policy LOC1- The priority of West Sussex is to locate new development within towns and villages particularly through the reuse of previously- developed land.
Policy NE11 - Provides for new or improved community facilities where they meet the identified needs of local communities
Policy CH1 - Development should not be permitted unless it maintains the character and distinctiveness of the area
Policy CH3 - Development should not be permitted unless the strategic settlement pattern of the County will be maintained
Policy ERA1 - Development should make the best use of land

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Policy DEV1 - Development should not be permitted unless the construction, scale, layout, appearance and landscaping are of high quality

Arun District Local Plan 2003
Policy GEN2 - Built up area boundaries.
Policy GEN7 - The form of development.
Policy GEN 9 - Foul and surface water drainage.
Policy GEN 17 - Access for people with disabilities.

D. The applicant is recommended for security reasons to consider the following advice provided by Sussex Police:

- The focal point of the facility should be the reception desk, there should be adequate signage around the site directing visitors to that location.
- The reception desk should have sliding laminated glass panels to the hatch.
- There may be a case for a panic button linked to a centrally monitored alarm system.
- All final exit doors and windows should all refer to LPS1175 SR3. Glazing to all these units should be laminated.
- The doors that open outwards would benefit from hinge bolts to protect the hinge side.

E. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688), or www.southernwater.co.uk.

F. The applicant is encouraged to pursue a drainage scheme which accords with the Sustainable Drainage System approach (SUDS) for the treatment of surface water run-off. SUDS seeks to mimic natural drainage systems and retain water on or near to the site, when rain falls, in contrast to traditional drainage approaches, which tend to pipe water off site as quickly as possible. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity. The applicant is however advised that no new onsite soakaways should be located within 5 metres of the public sewers.

G. The applicant is advised to acquire the appropriate licence to allow works within the public highway from West Sussex County Council, as Highway Authority, to cover the access to the parking spaces. The applicant is requested to contact the Area Highway

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