

Application No: WSCC/090/10/F
COUNTY MATTER

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010

To Mr John McNamara
c/o T.A.Thompson Associates

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:-

Decommissioning of existing pumping station, incorporating demolition of existing pump house building and the provision of a replacement pump station compound and access at Land adjacent to, 36, Rodney Crescent, Ford, West Sussex, BN18 0BL

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 27 August 2010 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

GENERAL

Timescale

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 hereby permitted shall not take place other than in accordance with the approved plans Drawing No. PH/09024/200 'Pump Station No. 2 Compound Location Plan and Details' Rev P08 (dated 22/10/10), Drawing No. PH/09024/202 'Pump Station No. 2 Compound Location Plan and Details of Highway Modifications' Rev P04 (dated 12/10/10), Drawing No. PH/09024/201 'Pump Station No. 2 Compound Elevations and Sections' Rev P06 (dated 22/10/10) and supporting information, save as varied by the conditions hereafter or any variation (non material amendment) thereto that may be agreed in writing by the County Planning Authority.

Reason: To secure a satisfactory development.

Date 05/11/10 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 AT APPENDIX A OF THIS FORM

Continuation Sheet

PRIOR TO THE COMMENCEMENT OF DEVELOPMENT**Planting Scheme**

3. No development shall take place until a planting scheme has been submitted to and approved in writing by the County Planning Authority. Following their initial planting any trees, shrubs, grassland or plants that are subsequently removed, become seriously damaged, diseased or die throughout the operational life of development hereby permitted shall be replaced in the next planting season with others of such size and species as may be agreed in writing with the County Planning Authority. The approved planting scheme shall be implemented in full and at all times throughout the operational life of development hereby permitted.

Reason: In the short and long-term interests of the amenities of the locality and of the environment of the development.

Traffic Management Plan

4. Prior to the commencement of the development hereby permitted a Traffic Management Plan that provides details of the safe management of contractors' vehicles, plant and equipment in Rodney Crescent throughout the duration of all demolition/construction works shall be submitted to the County Planning Authority for written approval. The approved Traffic Management Plan shall be implemented in full and at all times.

Reason: To ensure that the works do not conflict with the safety of the site in the interests of both road safety and residential amenity.

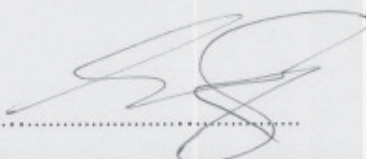
PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE**Vehicular Access**

5. The development hereby permitted shall not be brought into use until the vehicular access to and from Rodney Crescent has been completed in accordance with Drawing No. PH/09024/202 'Pump Station No. 2 Compound Location Plan and Details of Highway Modifications' Rev P04 (dated 12/10/10) and constructed using grasscrete. The approved grasscrete access shall be maintained to a reasonable and safe standard at all times throughout the operational life of development hereby permitted.

Reason: In the interests of the amenities of the locality, the environment of the development and to ensure that the works do not conflict with the safety of the site in the interests of road safety.

Date 08/11/10

Signed
Divisional Manager County Development.....



Continuation Sheet**CONTROLLING CONSTRUCTION****Hours of Construction/Demolition Works, Vehicle Movements and the Operation of Plant and Machinery**

6. All construction/demolition works, including associated vehicle movements and the operation of plant and machinery required as part of the development hereby permitted shall be undertaken on the site only between the hours of 08.00 and 18.00 hours Mondays to Fridays and 09.00 hours to 13.00 hours on Saturdays. No work shall occur on Sundays, Bank Holidays and Public Holidays.

Reason: To protect the amenities of the occupiers of nearby residential properties.

Operational Noise

7. No plant or equipment shall be used on the site unless fitted and operated at all times with silencing measures to a standard not less than the manufacturer's UK standard specification for that equipment.

Reason: To protect the amenities of the occupiers of nearby residential properties.

MATTERS TO BE ADDRESSED THROUGHOUT DEVELOPMENT**Unsuspected Contaminated or Odourous Material**

8. If during development, any visibly contaminated or odourous material not previously identified, is found or suspected to be present all works shall cease in that location. The County Planning Authority shall be informed immediately and works shall not recommence until the developer has submitted a method statement to the County Planning Authority for written approval detailing how this unsuspected contamination shall be dealt with. The approved method statement shall be implemented in full and at all times.

Reason: In the interests of amenity and to ensure that the use of the site does not have a harmful environmental effect.

Materials and Finishes

9. Unless otherwise agreed in writing by the County Planning Authority the control kiosk shall be finished in a dark green colour, the vent pipe in black and the compound's perimeter fencing and double gate shall be constructed from 1.8m high close boarded fencing.

Reason: In the interests of local amenity.

Lighting

10. No external lighting whether temporary or permanent shall be installed at the site except in accordance with a scheme that may be approved in advance and in writing by the County Planning Authority.

Reason: In the interests of local amenity.

Date 25/11/10

Signed
Divisional Manager County Development.....

Continuation Sheet**Removal of Temporary Construction Facilities**

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or amendment or reenactment thereof, following the completion of the construction, engineering or building works all temporary contractors buildings, plant, materials and temporary access, parking, loading and unloading areas required for the implementation of the development hereby permitted, shall be removed and the land restored to a condition to be submitted to and agreed in writing in advance by the County Planning Authority.

Reason: To enable the County Planning Authority to control the development in detail in the interests of amenity.

INFORMATIVES

- A. With regard to the groundworks and the installation of apparatus under the public highway, the WSCC Highway Authority (Streetworks Team) do not have any issues with this provided Southern Water Services Ltd agree to adopt the apparatus. With regard to the proposed additional planting/hedging this will require licensing to be agreed (to ensure its continued maintenance) between the landowner and WSCC Highways. **The applicant is advised to contact Matthew Bartle in WSCC Highways (Tel: 01243 382162) or the local Highways Area Office prior to the commencement of development.**
- B. With regard to potential drainage/pollution matters, the applicant's attention is drawn to the contents of the attached letter from the Environment Agency dated 23 September 2010 and subsequent email correspondence between the EA and the agent dated 24 September 2010.

- C. Reasons for granting planning permission

The proposed development meets the main material considerations in that it:

- meets an identified waste water management need;
- is of a scale and appearance that is acceptable in the context of its surroundings;
- would not have an unacceptable impact on highway safety;
- and would not have unacceptable impacts on local amenity/environment; and

as such, complies with National Policy Guidance and Development Plan Policies that are listed below:

National Policy Guidance

Planning Policy Statement 9 - Biodiversity and Geological Conservation (2005)

Planning Policy Statement 10 - Planning for Sustainable Waste Management (2005)

Planning Policy Statement 23 - Planning and Pollution Control (2004)

Date 05/11/10

Signed
Divisional Manager County Development.....



Continuation Sheet

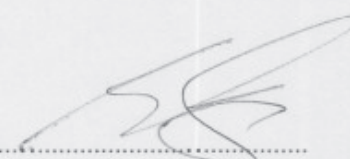
Arun District Local Plan (2003) (Saved Policies 2007)

Policy GEN7 - Form of New Development
Policy GEN9 - Foul and surface water drainage
Policy GEN26 - Water quality
Policy GEN29 - Nature conservation
Policy GEN32 - Noise pollution
Policy GEN33 - Light pollution
Policy GEN34 - Air pollution

Draft Policy**West Sussex Waste Local Plan, Revised Deposit Draft (2004)**

Policy N1 - Need for Facilities
Policy G3 - Environment
Policy G4 - Air, Soil and Water
Policy G6 - Transport
Policy G7 - Public Amenity
Policy U5 - Wastewater Treatment Works

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 Development Division, West Sussex County Council or visiting the website at <http://www.westsussex.gov.uk/ePlanning>

Date 28/11/10Signed
Divisional Manager County Development.....

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 WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

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 Office of the Deputy Prime Minister 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 from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ.
- (c) 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.
- (d) 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.
- (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 him.

2

- (a) If either the local planning authority or the Office of the Deputy Prime Minister 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3

In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and County Planning Act 1990.

4

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