Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH

[redacted]

[redacted]

west sussex county council

Application No: WSCC/083/10/LU
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

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:-

Part demolition and redevelopment of existing Littlehampton Academy to create a new 1900 pupil academy including associated sporting facilities and access at Littlehampton Academy, Hill Road, Littlehampton, West Sussex, BN17 6DQ

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

GENERAL

Time Period

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.

Date 22.11.10

Signed
Divisional Manager (County Development) [redacted]

***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

ARUN DISTRICT COUNCIL LU/255/10/

0811

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Approved Plans

2. The proposed development shall not take place other than in accordance with particulars of the application and the approved plans:
- 2133_GAD_400003_E (Demolition Plan)
- 2133_GAD_400002_G (Proposed Location Plan and Site Layout)
- LA16417-D-01 (Site Drainage General Arrangement)
- TLAD1814.L.150 C (Colour Landscape Plan)
- TLAD1814.L.100 (Indicative Landscape Plan)
- TLAD1814.L.201 (Typical Hard and Soft General Arrangement Plans 1 of 6)
- TLAD1814.L202 (Typical Hard and Soft General Arrangement Plans 2 of 6)
- TLAD1814.L203 (Typical Hard and Soft General Arrangement Plans 3 of 6)
- TLAD1814.L204 (Typical Hard and Soft General Arrangement Plans 4 of 6)
- TLAD1814.L205 (Typical Hard and Soft General Arrangement Plans 5 of 6)
- TLAD1814.L206 (Typical Hard and Soft General Arrangement Plans 6 of 6)
- 2133_GAD_440010_C (Elevations Sheet 01)
- 2133_GAD_440011_B (Elevations Sheet 02)
- 2133_GAD_450010_B (Bay Section & Elevation)
- 2133_GAD_450011_B (Sections)
- 2133_GAD_420100_D (Ground floor Plan)
- 2133_GAD_420101_D (First floor Plan)
- 2133_GAD_420102_D (Second floor Plan)
- 2133_GAD_420102_E (Roof Plan)
- 2133_GAD_440111_B (Proposed Plan Science Block Extension)
- 2133_GAD_440021_B (Proposed Elevations Science Block Extension)

- TF/MS/800 (Arboricultural Method Statement and Tree Protection Measures) prepared on 28/07/10.
- 16417/GE/R02 (Ecology Report) prepared July 2010, 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 a satisfactory development.

PRIOR TO COMMENCEMENT OF DEVELOPMENT

Site Management

3. Prior to the commencement of development hereby approved, a site management plan shall be submitted to the County Planning Authority for approval. The plan shall include the location of all temporary contractors buildings, plant and stacks of materials associated with the development including the demolition of the primary and secondary school buildings. Following approval in writing, the approved plan shall be implemented in full during the construction/demolition phases of the development.

Date 22.11.10 Signed
Divisional Manager (County Development)..... [redacted]

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Reason: To avoid undue congestion on the site, consequent obstruction to access, and risk of injury to pupils.

Site Safety Plan

4. Prior to commencement of the development hereby approved a site safety plan shall be submitted to the County Planning Authority for approval. The plan shall include the management of contractor's vehicles and the movement of pupils within the Academy campus. Following approval in writing, the approved plan shall be implemented in full during the construction/demolition phases of the development.

Reason: To ensure that the works do not put at risk the safety of pupils.

Dust Suppression Scheme

5. Prior to commencement of the development hereby approved, a scheme for the protection of the existing neighbouring properties from dust shall be submiited to the County Planning Authority for approval. Following approval in writing, the approved scheme shall be implemented in full during the construction/demolition phases of the development.

Reason: To protect the amenities of the locality from the effects of any dust arising from the development.

Site Screening/Hoarding

6. Prior to commencement of the development hereby approved, details, including colour and branding information, of measures to screen the constructional working areas, car parking area(s) and access routes from adjoining residential properties shall be submitted the County Planning Authority for approval. Following approval in writing, the approved screening shall be fully implemented before building operations commence and shall thereafter be maintained for the duration of construction/demolition unless any variation is approved in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

External Materials and finishes

7. No development other than groundworks shall be carried out until a schedule of materials and finishes and, where so required by the County Planning Authority, samples of such materials and finishes to be used for external walls, roofs, fencing and surfacing materials (including paths, hard play areas/courts, car park and access roads) of the proposed development have been submitted to the County Planning Authority for approval. Following approval in wiriting, the approved materials schedule shall be adhered to in full.

Date [redacted] Signed
Divisional Manager (County Development)..

[redacted]

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Reason: In the interests of local amenity and to ensure a development of visual quality.

Access Layout

8. Prior to the commencement of the development hereby approved, details of the layout of the new vehicular access and connection to the East Street Roundabout shall be submitted to and approved in writing by the County Planning Authority. The access shall then be implemented in accordance with the approved details. The approved design/layout shall become an approved plan pursuant to Condition 2.

Reason: In the interest of highway safety and local amenity.

Access

9. No other works associated with the development hereby approved shall commence until the new access road has been constructed to the satisfaction of the County Planning Authority.

Reason: In the interest of highway safey and local amenity.

Flood Lighting (Artificial Turf Pitch and Multi Use Games Areas)

10. Prior to the commencement of development hereby approved a scheme for floodlighting the artificial turf pitch and multi use games areas shall be submitted to and approved in writing by the County Planning Authority. The scheme will include light spillage diagrams, details of the lighting column heights (not exceeding 15m) and details of the light specifications to ensure they are horizontally mounted with backdrop baffles and to ensure that the surface of the pitch does not exceed a maintained average of 350 Lux. Following approval in writing and prior to the use of the synthetic turf pitch, the approved scheme shall be implemented in full.

Reason: In the interest of residential amenity and avoidance of light pollution.

General Lighting (building/car parking/footpaths etc)

11. Prior to the commencement of the development hereby approved a lighting scheme for the Academy building, car parking, access road and footpaths shall be submitted to and approved in advance and in writing by the County Planning Authority. The scheme will consider the lighting effects on surrounding residents and address issues relating to hours of operation, light, pollution, intrusion and potential nuisance. Thereafter, the scheme shall be carried out as approved.

Reason: In the interest of residential amenity and avoidance of light pollution.

Boundary Treatment

12. Prior to the commencement of development hereby approved, details of all fencing, gates to be erected in and around the site shall be submitted to the County Planning

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Divisional Manager (County Development) [redacted]

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Authority for approval. Such details shall include extent, height, finish and colour. Thereafter the approved fencing shall be implemented in full prior to the occupation of the development and retained as approved.

Reason: In the interests of security and visual amenity.

Sports Continuity Aarrangements

13. Prior to commencement of the development hereby approved, a timetable for the provision of the new sports facilities and a scheme showing how continuity of existing sports use (both Academy and community use) can be maintained during the construction/demolition period shall be submitted to the County Planning Authority for approval. The existing playing field shall not be used for access, storage of vehicles, equipment or materials or in any other connection with the carrying out of the development hereby approved. Following approval in writing, the approved scheme shall be implemented in full.

Reason: To enable the Academy to provide a full curriculum and to satisfy the requirements of Sport England.

ATP and MUGA Surface Materials

14. Prior to commencement of the development hereby approved, details of the materials, design and layout of the Artificial Turf Pitch and Multi Use Games Areas shall be submitted to and approved in writing by the County Planning Authority. The ATP and MUGA shall be constructed in accordance with the approved details.

Reason: To satisfy the requirements of Sport England and in the interest of the environment of the development.

Archaeological Investigation

15. Prior to commencement of the development hereby approved, a programme of archaeological work is to be implemented in accordance with a written Archaeological Conservation Investigation and Recording Strategy document as approved in writing by the County Planning Authority.

Reason: To ensure that archaeological remains within the site are adequately investigated and recorded before the commencement of development.

Archaeological Mitigation

16. Prior to commencement of the development hereby approved, a Mitigation Strategy shall be submitted to and approved in writing by the County Planning Authority. Following approval in writing, the programme shall be implemented in full. The Mitigation Strategy shall include a commitment to: (i) carry out on-site archaeological investigation to comply with an agreed project design; (ii) apply best endeavors to find minimum-impact solutions, should very significant archaeological heritage assets

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Divisional Manager (County Development)... [redacted]

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be revealed during exploratory archaeological investigation and, where practicable, to avoid or minimise damage to such assets; (iii) fully investigate, record, analyse and report, in accordance with a specification to be agreed in writing with the County Planning Authority, any archaeological heritage assets of local or greater importance revealed during exploratory archaeological investigation, where damage to such assets cannot be avoided; (iv) prepare and comply with a written strategy for communication of the findings of archaeological investigation, analysis and recording of heritage assets within the site to provide an educational benefit to Littlehampton Academy and to the local community.

Reason: To ensure that archaeological heritage assets are conserved within the site where appropriate, and investigated, recorded, and reported to an adequate and proportionate standard where their loss is considered to be justified.

Landscape Scheme

17. Prior to commencement of the development hereby approved a landscape scheme shall be submitted to the County Planning Authority for approval. The scheme for soft landscaping shall include such matters as; species and sizes; planting densities; arrangements; planting specification for all sizes of trees and shrubs and soil amelioration treatments. The scheme for hard landscaping will include construction details, materials, drainage and existing and proposed levels. Following approval in writing, the approved scheme shall be implemented in full.

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

Tree Protection

18. Prior to commencement of the development or any preparatory work hereby approved, retained trees [TLAD1814.L.100 (Indicative Landscape Plan)] shall be protected in accordance with BS5837: 2005 and the details described within the submitted arboricultural reports.

Reason: To maintain the long term health of the trees by avoiding damage to roots.

Ecological Mitigation and Management Plan

19. No development or preparatory works shall commence until a detailed Ecological Mitigation and Management Plan (EMMP), which will inform the Construction Environmental Management Plan (CEMP) for the site, has been submitted to and approved in writing by the County Planning Authority. Following approval in writing, the development shall proceed only in accordance with section 6 of the ecological report and the EMMP.

Reason: In accordance with the Natural Environment and Rural Communities Act 2006 S40 & 41and with PPS9 12 & 14 to ensure appropriate management of notable habitats before, during and after the development the report including the

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Divisional Manager (County Development)..[redacted]

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enhancement of existing and creation of new species rich grasslands & hedgerows, details of native tree planting. Protection of River Rother SNCI adjacent to and the woodland (and its ecotone) within the site, enhancement of existing and creation of new pond habitats

Surface Water Disposal System

20. Notwithstanding the submitted drainage strategy, no development shall commence until a surface water disposal system has been submitted to and approved in writing by the County Planning Authority in conjunction with the Environment Agency. Following approval, the surface water disposal scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the County Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the principles of Planning Policy Statement 25.

CONTROLLING CONSTRUCTION

Surface Water Drainage

21. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the County Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that potentially contaminated surface water run-off does not result in deterioration of groundwater quality in accordance with guidance in Planning Policy Statement 23, and Environment Agency Policy GP3.

Tree Removal

22. No removal of trees or shrubs shall be carried out on site between the 1st of March and the 31st August inclusive in any year, unless an ecologist confirms that there are no breeding birds using them and approval to their removal has been given in writing by the Local Planning Authority.

Reason: To protect breeding birds. (Ref: Breeding birds - Wildlife and Countryside Act 1981).

Working hours/Operation of machinery

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

- 8.00 am and 6.00 pm on Mondays to Fridays inclusive;

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Divisional Manager (County Development).

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- 8.00 am and 1.00 pm on Saturdays; and
- not at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

Deliveries

24. 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, (but not between 8.15am and 9.15am and 3.00pm and 3.45pm during Academy term time) on Monday to Friday;
    - 8.00am and 1.00pm on Saturday; and
    - not at any time on Sundays, Bank or Public Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of residential amenity and to avoid unsafe traffic conditions at Academy arrival and departure times.

Wheel cleaning

25. Efficient means for cleaning the wheels of all vehicles leaving the site shall be installed prior to the commencement of construction and, thereafter, be maintained and employed at all times during construction/demolition. Best practicable means shall be taken at all times to ensure that all vehicles leaving the site are in a condition such as not to emit dust, deposit mud or other debris on the highway. Demolition loads shall be covered. The wheel cleaning scheme shall be extended to include measures for sweeping/cleaning the highway and access road should these become dusty or hazardous.

Reason: In the interests of highway safety.

Site Waste Management Plan

26. Construction activities, including demolition shall take place in accordance with the site waste management plan dated `received 6th August 2010' and submitted in support of this application.

Reason: In the interest of sustainable development.

PRIOR TO DEMOLITION

Sports Pitch Method Statement

27. Prior to the demolition of the existing Academy buildings, an outline method statement for the construction of all new playing fields is to be submitted to and approved in writing by the County Planning Authority. Construction of the playing fields shall be wholly in accordance with the approved method statement to ensure that:

Date 22/11/10 Signed
Divisional Manager (County Development) [redacted]

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a. the pitches and playing fields are constructed and laid out in accordance with the `Natural Turf for Sports' (Sport England 2000); and

b. the pitches are laid out in accordance with Sport England's *Comparative Sizes of Sports Pitches and Courts Guidance.*

Reason: In the interest of securing high quality sporting facilities.

Breeding Birds

28. Prior to the demolition of the existing Academy buildings, the applicant is to ensure that buildings programmed for removal are free from nesting birds and report the findings back to the County Planning Authority for approval to commence demolition.

Reason: All breeding birds are protected under the Wildlife and Countryside Act 1981.

PRIOR TO OCCUPATION

Community Use Agreement

29. Prior to occupation of the development hereby approved a Community Use Agreement, that provides for community use lettings of the Academy facilities, shall be submitted to the County Planning Authority for approval prior to the commencement of the use of the development hereby permitted. The agreement shall include details of pricing policy, hours of use, management, including residents representitive, and maintenance. Following approval in writing, the agreement shall be adhered to as approved unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure public access to the recreational facilities and the protection of residential amenity.

Installation of the Artificial Turf Pitch

30. Prior to occupation of the newly constructed Littlehampton Academy the ATP hereby approved shall be constructed and made fully operational.

Reason: To ensure the provision of the new ATP in accordance with the approved development.

Acoustic fence (Floodlit Artificial Turf Pitch)

31. Prior to bringing the floodlit artificial turf pitch into use, details of an acoustic fence at the western end of the pitch shall be submitted to and approved in writing by the County Planning Authority. Following approval in writing, the fence shall be installed

Date 22/11/10 Signed
Divisional Manager (County Development).

[redacted]

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in accordance with the approved details and maintained for the life of the artificial turf pitch.

Reason: In the interest of residential amenity.

Lighting level Report

32. Within two months of the operation of the floodlit artificial turf pitch and multi use games areas hereby approved, a report detailing the surface Lux levels of the artificial turf pitch and multi use games areas, and affected surrounding areas, shall be submitted to and approved in writing by the County Planning Authority. The conclusions of the report shall demonstrate compliance with the maximum Lux levels hereby approved (350 Lux). In the event that compliance cannot be demonstrated, the lights shall cease to be operated until the approved Lux levels are shown to have been met to the satisfaction of the County Planning Authority.

Reason: To safeguard the amenity of adjoining residential properties.

Hours of Use (Floodlit ATP and MUGA)

33. The ATP and its associated floodlights and the MUGA shall not be used outside the hours of 8.00 till 21.00 Monday to Friday; 10.00 to 18.00 on Saturdays, and 10.00. to 16.00 on Sundays and Bank Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: To safeguard the amenity of adjoining residential properties.

Car Parking for Community Users

34. Prior to the occupation of the newly constructed Littlehampton Academy a plan showing the availability of car parking for community users of the existing and new sports facilities to be accessed from Hill Road shall be submitted to and approved in writing by the County Planning Authority. Following approval in writing, the provision of car parking for community users shall be implemented before the development hereby approved is occupied and retained and maintained thereafter.

Reason: To accord with the terms of the approved development and in the interest of highway safety and local amenity.

Management of Community Users Car Park

35. Prior to the occupation of the newly constructed Littlehampton Academy a management plan detailing the strategy for managing and controlling the car parking arrangement for the community users shall be submitted to approved in writing by the County Planning Authority. Following approval in writing, the approved management plan shall be implemented and adhered to thereafter.

Date 22/12/10 Signed
Divisional Manager (County Development)... [redacted]

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Reason: To accord with the terms of the approved development and in the interest of highway safety and local amenity.

Cycle and Car Parking Provision

36. Prior to occupation of the newly constructed Littlehampton Academy details of the cycle storage shall be submitted to the County Planning Authority for approval. Following approval in writing, the provision for cycles and car parking shall be implemented in full before the development hereby approved is occupied and retained thereafter for their intended purpose.

Reason: To accord with sustainable transport policies and the highways authority requirements.

Highways Works

37. The development hereby approved shall not be occupied until the highways works identified on drawing No: 507344_001 RevB have been completed.

Reason: In the interests of highway safety.

Reinstatement Works

38. Within three months of completion of the works hereby approved the area of the land comprising the temporary contractors compound shall be cleared of all construction/demolition and temporary base materials and reinstated to its former condition and use as playing field. The reinstatement shall include appropriate remedial measures, where the earth has been compacted/contaminated, and details of a scheme for suitable arrangements to ensure adequate drainage, levelling, topsoiling and turfing/seeding to grass. All other areas previously laid to grass where ground levels have been altered or the ground damaged by the works, shall be similarly reinstated and planted. Any planting failures arising within five years shall be remedied. All the above requirements are to be carried out to the satisfaction of the County Planning Authority.

Reason: In the interest of the amenity of the area and to ensure the availability of a sports facility.

School Travel Plan

39. Within six months of the occupation of the newly constructed Academy, the draft Academy Travel Plan shall be reviewed and updated in consultation with the Local Highway Authority and the Highways Agency. The Travel Plan shall then be submitted to the County Planning Authority for approval and thereafter be implemented in full accordance with a timetable to be approved as part of the Plan.

Reason: To accord with sustainable transport policies

Date 24/11/10

Signed
Divisional Manager (County Development)... [redacted]

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OTHER

Landscape Planting and Protection

40. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season as soon as reasonably possible or following the occupation of the building, whichever is the sooner, and any trees or plants which within a period of five 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 County Planning Authority gives written consent for any variation.

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

Car Park Expansion Area

41. The car park expansion area shown on drawing no. TLA D1814.L.203 shall remain available for car parking for the Academy unless otherwise agreed in writing by the County Planning Authority.

Reason: To accord with the terms of the approved development and in the interest of local amenity.

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 Academy 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 Academy Buildings" published in 1999 by the Department for Education and Employment. In the means of access both to and from the building, and in the parking facilities and sanitary Conveniences to be available (if any), the applicant should make provision, in so far as it is in the circumstances both practicable and reasonable, for the needs of persons using the building who are disabled.

C. The applicant is advised that should protected bat species be found to be present during demolition, work must stop and Natural England informed. A license may be required from Natural England before works can re-commence, Natural England will advise. Further bat survey work is advised immediately prior to demolition to ensure that the situation has not changed.

D. The reasons for granting planning permission are that the development:
- meets an identified education/community need;

Date 22/11/10 Signed
Divisional Manager (County Development)... [redacted]

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- is satisfactory in terms of design and appearance;
- is acceptable in terms of highway capacity and road safety; and
- has an acceptable impact on local amenity.

In determining the application the following planning policies were considered:

Arun District Local Plan (Saved Policies)(2003)
The key policies from the Local Plan are:
Policy GEN 7 - The Form of New Development
Policy GEN 8 - Development and the Provision of Infrastructure
Policy GEN 12 - Parking in New Development
Policy GEN21 - Renewable Energy
Policy GEN32 - Noise Pollution
Policy GEN33 - Light Pollution

E. This permission is granted under the Town and Country Planning Act 1990 and does not purport to grant any other consent, approval or agreement by the County Council.

F. The applicant is advised to explore with the Highway Authority the need to enter into a Section 278 Agreement, as highway works are required under condition 37.

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 22/11/10

Signed
Divisional Manager (County Development)...

[redacted]

ARUN DISTRICT COUNCIL LU/255/10/

NOTES

(1) Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent which may be required under the Public Health Acts, Building Regulations or Control of Pollution Act 1974.

(2) The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed. Nor should it be assumed that an order, once made, will invariably be confirmed.

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