

**Application No: WSCC/027/18/F
COUNTY MATTER**

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

To Grundon Waste Management Ltd
Estates Office
Grange Lane
Beenham
Reading
RG7 5PY

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: -

**Proposed new access road at New Circular Technology Park
(former Ford Blockworks), Ford Airfield Industrial Estate,
Ford, Arundel, BN18 0HY**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 4 June 2018 and subject to the conditions specified hereunder: -

Commencement

1. The development hereby permitted shall commence 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 and Documents

2. The development hereby permitted shall not take place other than in accordance with the particulars of the application, the approved plans and documents:
 - Planning Application and Land Ownership Area (drawing DG/ES/FOR/NAR/02 - dated March 2017)
 - Proposed Site Layout (1) (drawing DG/ES/FOR/NAR/03 - dated May 2017)
 - Proposed Site Layout (2) (drawing DG/ES/FOR/NAR/04 - dated May 2017)
 - Proposed Specification New Access Road Ford (drawing DG/EN/FOR/WDL/2020 - dated 11/05/16)
 - Below Ground Drainage (drawing 500 - Rev 2 - dated November 2016)
 - Proposed Levels (drawing 501 - Rev 1 - dated November 2016)

Date **15 Aug 2019** Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

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- External Works (drawing 502 - Rev 1 - dated November 2016)
- Construction Details (drawing 503 - Rev 1 - dated November 2016)

save as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

Hours of use

3. HGVs shall only be permitted to use the new section of access road as detailed on plan - Proposed Specification New Access Road Ford (drawing DG/EN/FOR/WDL/2020 - dated 11/05/16), between the hours of 06.00 - 20.00 Monday to Fridays and 08.00 - 18.00 Saturdays.

Reason: In the interests of amenity.

Fencing and Gates

4. Prior to the commencement of development a scheme of all new fencing and gates shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of location, style, height and finishes of the fences/gates to be used. Thereafter, all fencing and gates shall be erected in accordance with the approved scheme prior to new access being brought into use and thereafter maintained in accordance with the approved scheme throughout the operation of the development.

Reason: To ensure good design, security, and in the interest of amenity.

Landscaping

5. Prior to the commencement of the development, a landscape scheme detailing all planting and seeding proposals shall be submitted to and approved in advance in writing by the County Planning Authority. The scheme shall include details of species, planting sizes, planting spacing, seeding, the measures to tie into perimeter landscaping at the wider Circular Technology Park, soil amelioration/improvement, and provision for on-going maintenance. Once approved, the scheme shall be implemented in full with all planting carried out in the first planting season (November - February) following the commencement of the development. Any plants which die, are removed or become seriously damaged or diseased within the first five years shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: In the interests of the visual amenities of the locality.

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Lighting

6. All new external lighting shall only be installed in accordance with the submitted specifications and plan (App.3 Gemma Lighting - Jupiter 54 XL110, and Proposed Specification New Access Road Ford (drawing DG/EN/FOR/WDL/2020 - dated 11/05/16)), save for any variation thereto which may be submitted to and approved in advance in writing by the County Planning Authority. All external lighting shall be angled, directed or cowled so as to prevent light spillage in an upward direction or cause nuisance outside the site and shall only be operated between 06.00-20.00 weekdays and 08.00-18.00 Saturdays.

Reason: To prevent light pollution in the interests of local amenity.

Archaeology

7. No development shall be carried out (including any demolition and site clearance) until a scheme of archaeological work has been submitted to and approved in advance in writing by the County Planning Authority. The scheme shall include a written scheme of investigation to include the scope of archaeological recording and mitigation. Thereafter the scheme of archaeological work shall be implemented in full in accordance with a timetable to be agreed within the scheme.

Reason: In the interests of local heritage and archaeology.

Construction Management Plan

8. No development shall be carried out (including any demolition and site clearance) until a Construction Management Scheme has been submitted to and approved in advance and in writing by the County Planning Authority. The plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction;
 - the parking of vehicles by construction site operatives;
 - details of public engagement both prior to and during construction works;
 - the storage, loading and unloading of plant, materials and waste;
 - temporary lighting;
 - the erection and maintenance of construction screening/hoardings;
 - the provision of wheel washing and/or other works required to mitigate the impact of construction upon the public highway;
 - the measures to minimise noise producing activities.

Thereafter, the plan shall be implemented and adhered to as approved throughout the entire construction period of the development hereby permitted.

Reason: In the interests of highway safety and the amenities of the locality.

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Hours of Construction and Deliveries

9. Construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:
- 08.00 and 18.00 on Monday to Friday inclusive;
 - 08.00 and 13.00 on Saturdays; and
- not at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of the amenity of the locality and of local residents.

Ecological Supervision and Mitigation

10. All site clearance works shall be carried out under the supervision of an Ecological Clerk of Works, unless otherwise approved in writing by the County Planning Authority.

Reason: To maintain the ecological integrity of the site.

Contamination Remediation Strategy

11. If during development contamination not previously identified is found to be present, no further development shall be carried out until a remediation strategy detailing how this contamination would be dealt with has been submitted to and approved in writing by the County Planning Authority. The remediation strategy shall be implemented as approved in full.

Reason: To avoid the potential for pollution of land/water.

INFORMATIVES

- A) 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 by:
- Providing pre-application advice;
 - Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
 - Discussing issues of concern as early as possible, including those raised by consultees and third parties;
 - Giving them the opportunity to provide further information/changes to overcome material impacts;
 - Working with consultees

Date **15 Aug 2019** Signed: **Michael Elkington**, Head of Planning Services

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As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B) The applicant is advised that should protected species, including any species of bat, be present work must stop and Natural England informed. A license may be required from Natural England before works can re-commence. Natural England will advise.
- C) The applicants attention is drawn to the comments of Southern Water dated 19 September 2018, in particular the location of a public sewer crossing the site. The applicant must liaise with Southern Water accordingly to ensure that public apparatus is protected during construction.
- D) As the proposed development would serve the wider Circular Technology Park, the applicant is encouraged to review and update all relevant conditional schemes as approved under planning permission WSCC/096/13/F. Any such revised schemes must be submitted for approval by the County Planning Authority as necessary.

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, West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning

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.

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 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.