

CHICHESTER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE  
ORDER) 2010 (now, as amended)

## Agent Details:

Mr Colin Smith  
Maddox And Associates Ltd  
Amadeus House  
27B Floral Street 27B Floral Street  
London London WC2E 9DP

## Applicants Details :

Mr L Lewis  
South East Coast Ambulance NHS Foundation  
Trust  
C/o Agent  
United Kingdom

In pursuance of their powers under the above mentioned Act and orders, the council hereby notify you that they **PERMIT** the following development, that is to say:

**Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access. Variation of condition 21 of extant planning permission TG/14/01413/FUL.  
Chichester Business Park City Fields Way Tangmere West Sussex PO20 2FT**

to be carried out in accordance with your application and plan no. TG/14/04151/FUL as modified by the undermentioned conditions if any submitted to the Council on 5 December 2014 and subject to compliance with the conditions specified hereunder:

- 1) The development hereby permitted shall be begun before 7 October 2017.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following plans approved pursuant to planning permission TG/14/01413/FUL, namely 5328-201 P1; WD202\_A\_MI; S278/38/18A; 810.12P - 001A, 002B, 003A, 004C, 005A and 006A, and drawing 810.12 P007 which was submitted as part of application reference TG/14/04151/FUL.

Reason: For the avoidance of doubt, in the interests of proper planning and to reflect the fact that the application is made under Section 73 of the 1990 Planning Act (as amended) in order to vary conditions of an extant planning permission.

- 3) Notwithstanding the information submitted with the application no development in respect of the proposed cycle store, MI overnight bay and waste enclosures indicated on the application site plan shall commence unless and until details of the design, appearance and materials of the same have been submitted to and approved by the Local Planning Authority. Once approved, the development shall not be carried out other than in accordance with the approved details.

Reason: To control the detail of the development in the interests of the character and appearance of the locality.

- 4) Prior to the insertion of the new front north facing windows hereby permitted detailed elevational and sectional drawings of the windows at a scale of not less than 1:10 shall be submitted to and approved by the District Planning Authority.

Reason: To enable the District Planning Authority to control the development in detail in the interests of amenity and to ensure a building of visual quality.

- 5) Notwithstanding the information contained in the application no development shall commence unless and until details of the means of the disposal of surface water from roads, paved areas and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall not be occupied until the same have been implemented in their entirety.

Reason: To ensure satisfactory surface water drainage.

- 6) Before the commencement of any building works an archaeological investigation of the site shall be carried out in accordance with a specification to be submitted to and agreed in writing by the Local Planning Authority. The specification shall include proposals for an initial trial investigation and for the mitigation of damage caused by the development to deposits of importance thus identified. The investigation shall be undertaken by an appropriately qualified archaeologist, and shall include the recording of findings and subsequent publication of results.

Reason: This site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development.

- 7) Notwithstanding the information submitted with the application, the development hereby permitted shall not commence unless and until details of a mitigation strategy for reptiles and for Great Crested Newts, including a timetable for implementation, have been submitted to and approved by the Local Planning Authority. Any agreed mitigation strategy shall be implemented in accordance with the approved details. For the avoidance of doubt, should further detailed surveys of the site be carried out to the satisfaction of the LPA, then the results of such surveys will be taken into account when considering what if any mitigation is required.

Reasons: In the interests of maintaining biodiversity.

- 8) No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition, all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall include seeding with a Native British Wildflower Flora mix appropriate to the soil and climate of the site and shall make particular provision for the conservation and enhancement of biodiversity on the application site. The scheme shall be designed to achieve levels of shelter/windbreak, shade and drought resistance to accord with the expected climate changes during the design life of the development.

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

- 9) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants, including any existing trees or hedgerows indicated as being retained in the approved scheme, which within a period of 5 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 Local Planning Authority gives written consent to any variation.

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

- 10) No development shall commence unless and until a scheme of lighting which shall include details the method of illuminating the building and external areas has been submitted to and approved by the Local Planning Authority. The agreed details shall be carried out in their entirety prior to the development being brought into use.

Reason: In order to minimise the impact of the development upon both the character and appearance of the Rural Area and residential amenity.

- 11) The development hereby permitted shall not be brought into use unless and until the car parking and turning provision shown on the submitted plans has been provided on site. Further, operational vehicles shall not be parked other than in the locations annotated on the Proposed Site Plan reference 810.12 P0005A. Once provided such provision shall be kept available for that use in perpetuity.

Reason: To accord with the terms of the application, to ensure that adequate and satisfactory provision is made for the parking and turning of vehicles clear of adjacent highways and in the interests of residential amenity.

- 12) No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:
- i) vehicle parking for site operatives and visitors, and on-site turning space;
  - ii) loading and unloading of plant and materials;
  - iii) storage of construction plant and materials;
  - iv) erection and maintenance of security hoarding, including decorative displays and facilities for public viewing as appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of dust and dirt during construction;
  - vii) the location of any site huts/cabins/offices.
  - vii) the method of access and routing of vehicles during construction including, where necessary, any temporary access arrangements

The Statement as approved shall be adhered to at all times throughout the construction period.

Reason: To ensure safe and neighbourly construction

- 13) The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0700 hours and 1800 hours Mondays to Fridays and 0800 hours and 1300 hours on Saturdays.

Reason: In the interests of residential amenity.

- 14) No development shall proceed unless and until details of the proposed accesses, footway provision, pedestrian crossing, visibility splays (including pedestrian intervisibility splays), tactile paving and all other associated highway works, have been submitted to and approved by the Local Planning Authority. The use of the development hereby permitted shall not commence until the approved details have been carried out in their entirety.

Reason: To ensure that safe and adequate access is provided to the development.

- 15) Use of the development hereby permitted shall not commence unless and until secure and covered motorcycle and pedal cycle parking has been provided in accordance with the approved plans. The space agreed shall thereafter be maintained in perpetuity solely for the parking of such vehicles.

Reason: To ensure that adequate parking is provided in accordance with parking standards and adopted parking policy and to promote sustainable travel to and from the site.

- 16) No later than 3 months following commencement of the use hereby permitted a final version Travel Plan, which shall be based on the submitted Framework Travel Plan and which shall include measures and appropriate targets and penalties, shall be submitted to the LPA for its approval. Once approved, the recommendations of the Plan shall be implemented in their entirety.

Reason: To promote sustainable modes of travel to and from the site in accordance with approved policy.

- 17) The development hereby permitted shall not be carried out other than in accordance with the recommendations of the submitted Explosive Ordnance Study dated August 2013.

Reason: In the interests of safety.

- 18) The proposal has been considered against Policy RE16 of the Local Plan which allows infilling between existing residential property under certain circumstances provided the new dwelling does not damage the character or visual qualities of the surrounding environment in areas of outstanding natural beauty and conservation areas. The Authority having considered against the criteria set out in RE16 concluded that on balance the proposal does not meet the criteria set out in above policy for infilling between plots because the proposed new house is by virtue of its size, design, insufficient amenity space and close proximity to nearby dwellinghouses is considered to constitute an intrusive and incongruous feature resulting in development that is harmful and prejudicial to the setting and character of the West Marden Conservation Area and the buildings of merit and interest within it. The proposal is therefore considered to be contrary to Policies LOC2, DEV1 and CH4 of the 2001 - 2016 West Sussex Structure Plan and Policies RE16, BE6 and BE11 of the Chichester District Local Plan First Review 1999.

- 19) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To enable the Local Planning Authority to retain control over the development which may be injurious to the amenities of the area and of neighbouring properties and to prevent pollution.

- 20) The rating level of the noise emitted from the site, excluding noise from vehicles, shall not exceed 25 dB LAeq,1hour between 07.00 - 23.00 hours, and 25 dB LAeq,5minutes between 23:00 - 07:00 hours Monday to Sunday. The measurements and assessment shall be made according to British Standard 4142:1997.

Noise emitted from the site shall not exceed a free-field level of 57 dB LA1,5minutes (F time-weighting) between 19:00 - 07:00 hours, Monday to Sunday at 3.5m from the façade of the nearest residential property. The measurements and shall be made according to British Standard 7445-1:2003.

Reason: In the interests of residential amenity

- 21) The use hereby permitted shall not be carried out other than in accordance with the following restrictions:
- (i) Vehicle maintenance: only to be carried out within the parts of the principal building shown hatched blue and green on application drawing 810.12P007 and at times when all apertures serving those areas are shut
  - (ii) Fuel, medical supplies and other deliveries: other than in an emergency, only to take place between 07.00 and 19.00
  - (iii) Waste collection: only to take place between 07.00 and 19.00
  - (iv) Siren testing: to be conducted:- (a) in 'silent mode' (in accordance with the details set out in the application's supporting material); and (b) only within the parts of the principal building shown hatched blue and green on application drawing 810.12P007 and with all apertures serving those areas shut; and (c) between 07.00 and 19.00
  - (v) Reversing alarms: operational vehicles requiring audible reversing alarms shall not operate those alarms anywhere on the site between the hours of 21.00 and 07.00 unless being deployed in an emergency, or unless such alarms are of the broadband/white noise type

Reason: In the interests of residential amenity

- 22) No development in respect of the External Wash Bay indicated on the application Proposed Site Plan 810.12P005A shall commence unless and until details of its construction and appearance have been submitted to and approved by the Local Planning Authority. The details shall include technical information regarding the noise attenuating properties of the Bay and shall demonstrate how its use will not result in a breach of the boundary noise level limit set out in condition 20. The use of the site hereby permitted shall not commence unless and until the Bay has been constructed in accordance with the approved details and, thereafter, the washing of the exterior of operational vehicles shall not take place anywhere on the site other than within the Bay with all apertures shut or within the parts of the principal building shown hatched blue and green on application drawing 810.12P007 with all apertures serving those areas shut.

Reason: In the interests of residential amenity

- 23) The use of the development hereby permitted shall not commence unless and until details of a Noise Management Plan, which shall include details of on-going measures and practices to be employed at the site in order to minimise any impacts upon nearby residents, has been submitted to and approved by the Local Planning Authority. Once approved, the measures and practices outlined in the Plan shall be carried out in their entirety.

Reason: Given the 24 hour nature of the use and the proximity of residential properties to the site.

- 24) No above-ground works in connection with the development hereby permitted shall proceed unless and until a scheme of noise mitigation has been submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first use of the site for the permitted purpose and shall be maintained in perpetuity.

Reason: In the interests of nearby residential amenity

- 25) **INFORMATIVE:**  
With regard to condition 5, the surface water disposal strategy should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

- 26) **INFORMATIVE:**  
With regard to condition 22 you are advised that it is likely that the External Wash Bay will need to be constructed to a relatively high specification in order to achieve the necessary level of noise attenuation.

- 27) The development hereby permitted shall be constructed using external materials to match those on the existing building in colour, texture, form and composition unless otherwise agreed in writing by the District Planning Authority.

Reason: In the interests of amenity.

- 28) **INFORMATIVE:**

With regard to condition 24, you are advised that the scheme should include, amongst other things, provision for acoustic fencing to the site's western boundary and measures to minimise noise emanating from the proposed refuelling equipment and any cooling/ventilation/extraction plant.

- 29) **INFORMATIVE:**

The Local Planning Authority notes the applicant's view set out in the submitted Planning Statement that the proposal comprises a mixed (sui generis) use involving the servicing, cleaning and stocking of emergency and other NHS operational vehicles together with associated storage, office and training activities. Permission has been granted on this basis. The LPA further notes that the proposal is not for a traditional ambulance station and that vehicles would only respond directly to emergencies from the site in exceptional circumstances. Such activity is likely to be considered de minimis, however, should it transpire that the frequency of such activity exceeds the stated level, then it is possible that a material change of use requiring planning permission would occur. For the avoidance of doubt, the applicant is advised that in view of the proximity of the site with nearby dwellings the LPA would have serious reservations about such a change in the nature of the use of the site.

## 30) INFORMATIVE

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## INFORMATIVE

The applicant is reminded that the Council operate a formal procedure for the discharge of conditions.

Details of this procedure can be found on the Council's website

(<http://www.chichester.gov.uk/planningadvice#planningapplications>) or by telephone (01243 534734).

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The plans the subject of this decision can be viewed on the Council's website [www.chichester.gov.uk](http://www.chichester.gov.uk) quoting the reference number of the application. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".

Decision Date : 6 March 2015

Signed:   
S. R. Carvell  
Director of Environment

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## NOTES

## Town and Country Planning Act 1990

## Town and Country Planning (Control of Advertisements) Regulations 1992

## Town and Country Planning (Trees) Regulations 1999

**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.**

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission for the development, or is aggrieved by a condition imposed on a planning permission, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months\* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – [environment.appeals@pins.gsi.gov.uk](mailto:environment.appeals@pins.gsi.gov.uk) Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Head of Planning and Building Control Services, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

**\* APPLICANTS SHOULD NOTE THAT THE PERIOD FOR MAKING AN APPEAL IN RESPECT OF HOUSEHOLDER APPLICATIONS (SUFFIX /DOM) IS 12 WEEKS FROM THE DATE OF THIS NOTICE; FOR ADVERTISEMENT APPLICATIONS (SUFFIX /ADV) IT IS 8 WEEKS; AND FOR TREE APPLICATIONS (SUFFIX /TPA) IT IS 28 DAYS.**

2. If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990.
3. In certain circumstances a claim may be made against the District 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 the Town and Country Planning Act 1990.
4. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
  - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and:
  - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.
5. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.
6. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
7. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.