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Soils Management Plan

Proposed Redevelopment
Barrington Road, Worthing
December 2023



Barrington Road, Worthing

Document Title: Materials Management Plan
Document no.: STV5959-R06_C
Date: December 2023
Client: Bellway Homes Limited
Issuing office: Soiltechnics Ltd
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Document history and status

Revision	Date	Description	Author	Reviewer
A	June 2023	First Draft	KB/CR	MOH
B	September 2023	Second Draft	CR	CM
C	Decembre 2023	First Issue	CMH	MOH



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Document Register

Title	Produced by	Date	Reference	Appendix
Site Location Plans x4	Various	Various	Various	A
Topographical survey	WYG Group	17/11/14	SUR/01	A
Planning layout (annotated)	Cooper Baillie	Jan. 2022	CB_54_244_001 Planning layout Rev E with soil storage area marked	A
Piling Mat cut and fill plan	ATCN Consulting	09.01.23	K43058-ATCN-90-00-DR-C-2145-P1	A
Cut and Fill Plan	ATCN Consulting	17.03.23	K43058ATCN90-00-DR-C-2007 Rev C1	A

Appendix A Drawings

Appendix B Materials Management Plan

Appendix C Planning Application Details

Appendix D Report Extracts

Appendix E Remediation Strategy

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1 Introduction

1.1 Site Context

1.1.1 This report describes the Soils Management Plan (SMP) for the redevelopment of the former HMRC Offices, Barrington Road, Durrington, Worthing.

1.1.2 We understand the scheme will comprise the demolition of existing commercial buildings (former HM Revenues and Customs premises) and construction of a residential development comprising a mixture of houses, apartments and a care home (up to 287 residential dwellings).

1.1.3 The development's remediation is controlled under planning application AWDM/1979/19 and reserved matters approval AWDM/0605/22 (Adur and Worthing Councils) associated with the wider planning permission for the site, outlined below. AWDM/1162/23 is the approval of reserved matters relating to Condition 26 (Remediation Strategy). A copy of the Decision Notice and Reserved Matters Approvals is included within Appendix C:

AWDM/1979/19 Outline planning permission for the demolition and phased, comprehensive, residential-led redevelopment for a maximum of 287 dwellings (use class C3), of which up to 140 would be houses and up to 158 would be apartments/retirement apartments. Provision of a 68-bedroom care home (use class C2). Provision of car parking, landscaping and associated works. All detailed matters reserved except for access points at the site boundaries.

1.1.4 The full address and contact details of the developer is as follows.

Bellway Homes Limited (South London)
1st Floor, Regent House
1-3 Queensway
Redhill
Surrey
RH1 1QT
CONTACT: Paul Miles (graham.brazier@bellway.co.uk / 01737 785 500)

1.1.5 Contamination has been identified at the site and therefore a Remediation Strategy has been produced for the site (Soiltechnics report STV5959-R01-Rev C, May 2023).

1.2 Cut and Fill Proposals

1.2.1 Due to the extensive hardstanding present prior to demolition and the requirement to raise the site to development levels by approximately 1m, an earthworks cut and fill phase is required to create the development platform.

1.2.2 The bulk cut and fill and materials re-use strategy for the site is detailed on ATCN Consulting Drawing 'Barrington Road, Durrington Cut and fill plan'. Ref: K43058ATCN90-00-DR-C-2007 Rev C1 (Construction issue). The piling mat plan is provided on ATCN Consulting drawing K43058-ATCN-90-00-DR-C-2145.P1, both of which are provided in Appendix A.

1.2.3 The overall estimated fill requirement for the scheme is 68,527m³, which is made of 54,739 required for the cut-and-fill scheme, and an estimated 13,788m³ loss from the site strip.

1.2.4 The earthworks are estimated to provide 1,103m³ of useable cut material, and the construction works are estimated to provide approximately 32,300m³ of site-won arisings through the excavation of foundations, drainage and infrastructure (not accounting for bulking).

1.2.5 This leaves an overall deficit of approximately 35,124m³, which is to be addressed by the importing of off-site soils and fill materials.

1.3 Reuse of Site-Won Soils and Recycled Aggregate (out of scope)

1.3.1 Site won materials will be re-used in the general bulk fill to create the development platform, while 6F2 type materials generated from the demolition works will be re-used to construct the piling mat and development platform.

1.3.2 Where these site-won soils comprise of uncontaminated natural strata, they are not considered to be a waste and are exempt from the Waste Framework Directive (Article 2). Similarly the recycling of construction materials to produce aggregate is not considered a waste activity.

1.4 Materials Imported to Date

1.4.1 Up to the end of November 2023, some 22,128m³ of soil has been imported to site, from four donor sites, for use as general fill.

1.4.2 It is the imported soils which forms the basis of this Soils Management Plan (SMP).

1.4.3 A summary of the sites and volume imported are presented below, along with a Materials Movement Schematic.

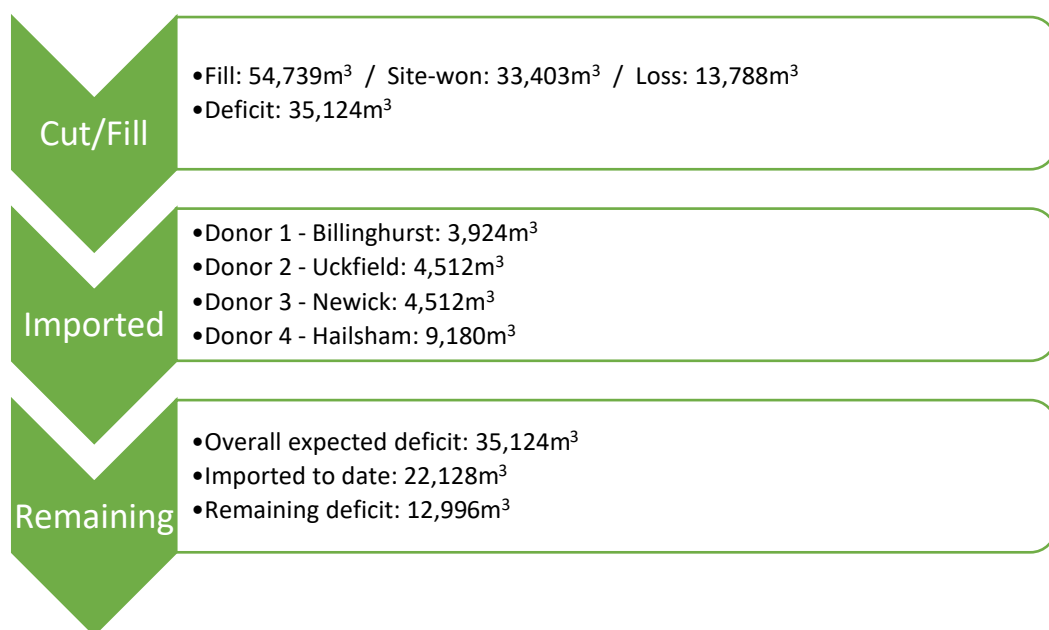


Figure 1: Material Movement Schematic

DONOR SITE 1:	Woodcroft Park, Marringdean Acres, Billingshurst, West Sussex, RH14 9EG
DEVELOPER:	Bellway
VOLUME:	3,924m ³ (imported to date)
DONOR SITE 2:	Ridgewood Farm, Uckfield. TN22 5FQ.
DEVELOPER:	Taylor Wimpey
VOLUME:	4,512m ³ (imported to date)
DONOR SITE 3:	Goldridge Road, Newick. Lewes. BN8 4QP.
DEVELOPER:	Bellway
VOLUME:	4,512m ³ (imported to date)
DONOR SITE 4:	Cuckoo Fields and Ersham, Hailsham. BN27 2RH.
DEVELOPER:	David Wilson Homes
VOLUME:	9,180m ³ (imported to date)

1.5 Remaining Deficit

- 1.5.1 Following the import of the soils outlined above, up to the end of November 2023, an overall estimated deficit of 12,996m³ remains.

1.6 Report format

- 1.6.1 This SMP report adopts the Materials Management Plan template (dated October 2014), as presented by the Contaminated Land: Applications In Real Environments (CL:AIRE) document: The Definition of Waste: Development Industry Code of Practice (Version 2), dated March 2011 (referred to herein as DoWCoP).
- 1.6.2 A full Materials Management Plan (MMP) in line with the CL:AIRE DoWCoP cannot be completed retrospectively.
- 1.6.3 It is the intention of this SMP to follow the framework of the CL:AIRE DoWCoP as closely as practicable, to demonstrate that whilst the DoWCoP has not been followed, appropriate due diligence was undertaken, the materials used are not considered to be waste, and the use of such materials are exempt from the waste permitting regulations and associated tax implications.
- 1.6.4 The adapted Materials Management Plan template has been completed and is included within Appendix B. As this report has been carried out retrospectively, the Qualified Person's Declaration will not be undertaken.
- 1.6.5 It is intended that the developer / contractor will prepare Materials Management Plans or declare appropriate exemptions for the remainder of the materials import.

1.7 Status of this report

- 1.7.1 It is acknowledged that the overall scheme design may be revised as the works progress and unsuitable soils may be encountered, affecting the overall material balance. Soiltechnics must be informed of any deviations from the planned material movements to allow for this SMP to be updated and for such changes to be detailed in the Verification Report.
- 1.7.2 This report has been carried out and reported based on our understanding of best practice. Improved practices, technology, new information and changes in legislation may necessitate an alteration to the report in whole or part after publication. It is understood that earthworks to create the development platform has already commenced. If the nature of the development changes, Soiltechnics should be advised and a reassessment carried out if considered appropriate.

2 Verification Plan

2.1 General Requirements

- 2.1.1 In accordance with the DoWCoP, a Verification Report must be produced upon completion of the works.
- 2.1.2 The Verification Report provides an audit trail to show that materials and wastes are suitable, have gone to the correct destination, and that the objectives defined in the Remediation Strategy have been met.
- 2.1.3 The Remediation Strategy has determined that routine chemical analysis is required for all imported material to be used as general fill and within the capping layer within gardens. Verification will also include visual inspections of capping soils in situ. The Verification Plan is presented within the Remediation Strategy (Soiltechnics Report STV5959-R01-Rev-C).
- 2.1.4 In addition, the contractor must satisfy themselves that imported topsoil will provide a suitable growing medium for the proposed planting scheme.
- 2.1.5 Mark Hamill, of Soiltechnics Ltd, will be responsible for the compilation of the Verification Report. Supporting information will be required to be provided from the client and their contractors in order to provide sufficient lines of evidence.
- 2.1.6 To support the verification of the material movements and management, Soiltechnics will undertake a minimum of at least 3 tests per donor site source, together with part time watching briefs/ site inspections at the received site (Barrington Road) over the programme timeframe. Additional site inspections may be required should any malpractice or deviations from the Soils Management Plan be identified, or if insufficient information is being provided from the contractor.
- 2.1.7 Soiltechnics Soil Verification report (L-STV5959M-001, 2nd August 2023) provides the subsoil verification testing for the imported stockpiles of subsoil from Billingshurst and Newick, indicating the soils are suitable for re-use in a residential with plant uptake setting. Further details for Materials Management / Soils Management plan Verification Report are detailed in Section 8 (soils and material compliance) of the Remediation Strategy. The MMP /SMP Verification report will be prepared in accordance with DoWCoP sections 3.14 (verification plan) and 3.31 (verification report).

2.2 Contractor Requirements

- 2.2.1 The earthworks contractor is obligated to provide the necessary records and lines of evidence to demonstrate that the material movements have been carried out with appropriate diligence and that the materials used are suitable.
- 2.2.2 The developer must inform Soiltechnics of any deviations on site which could materially affect this SMP or where contingency arrangements are implemented.
- 2.2.3 This includes provision of the following:

- Appropriate annotated site plans, which include
 - A record of the type and volume of materials imported, and where they came from.
 - A record of the type and volume of materials used, and where they were placed.
 - A topographical 'as-built' survey.
- Records of the watching brief and site inspections undertaken, including notes on the material types and volumes used, their physical suitability and any suspected contamination observed.
- All watching brief records should be accompanied by a photographic record to provide additional lines of evidence.
- The watching brief records should include:
 - Inspections of all stockpiles prior to use;
 - A watching brief of material movements;
 - A final inspection of the placed materials.
- Records of material sampling, chemical analysis and assessments undertaken;
- All delivery, waste transfer and consignment notes relating to soil import/export;
- Copies of the materials tracking forms, as required under the Material Management Plan.
- Details on any contingency arrangement(s) that had to be implemented;
- Details on any deviations from the MMP or the tracking system;
- Records on all material movements on and off-site, including delivery notes, Waste Transfer Notes and Consignment Notes (as applicable);
- Details and records of any permits or exemptions applied for.

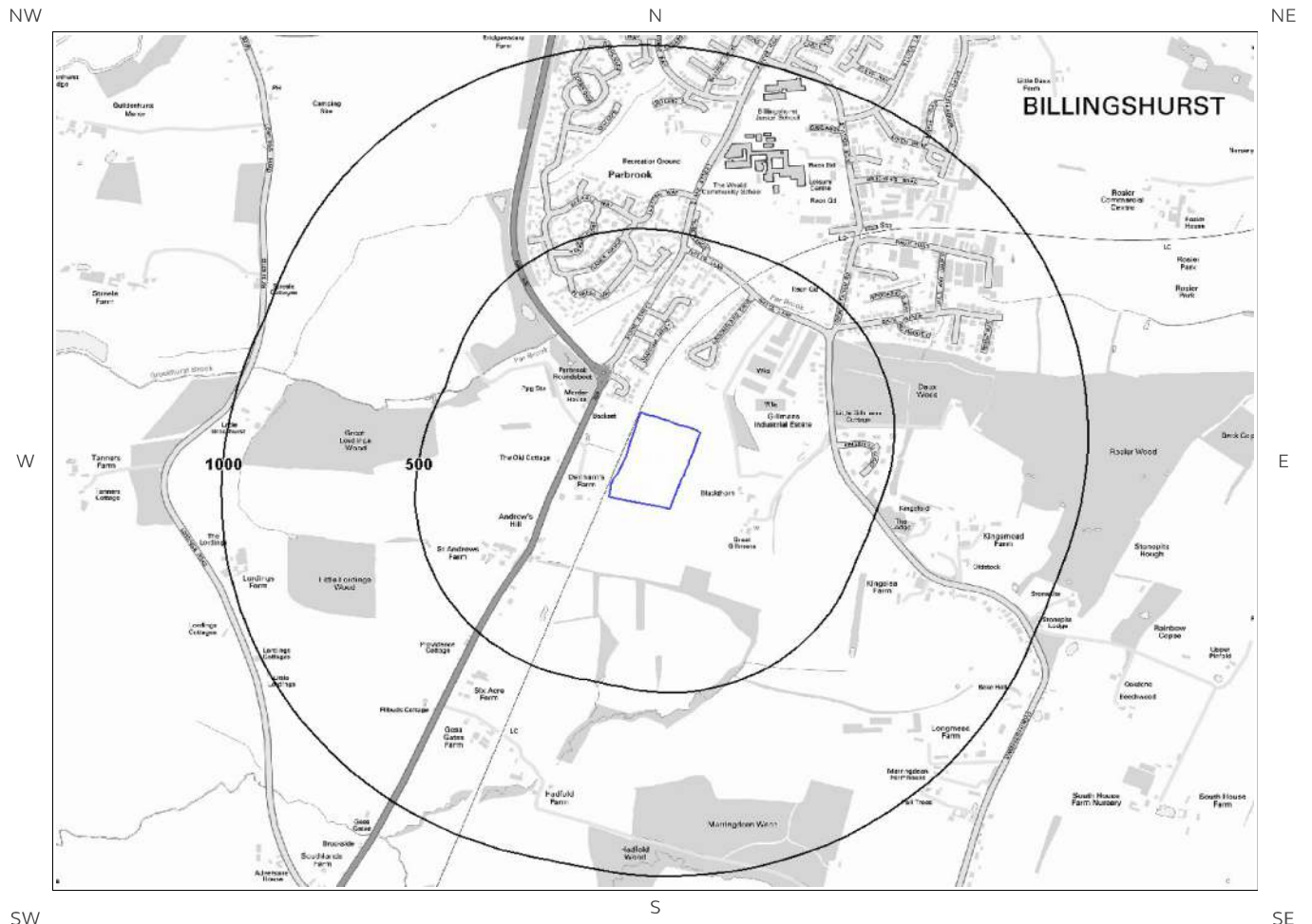
2.2.4 All supporting information from the contractor required for the Verification Report is to be provided no later than one month from completion of the works on site and hand-over of the project. The indicative timescale for the completion and submission of the Validation Report will then be one month from receipt / provision of all pertinent information by the contractor. The estimated date of completion for the Verification Report is October 2024.

2.2.5 The Verification Report will document any changes made to the MMP where alterations to the project are made and/or where contingency arrangements are implemented.

Appendix A Drawings

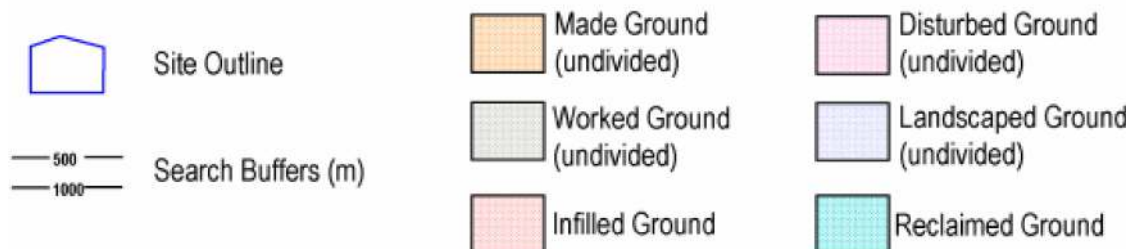
1 Geology

1.1 Artificial Ground Map

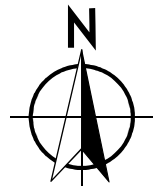


Artificial Ground Legend

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Site Location Plan



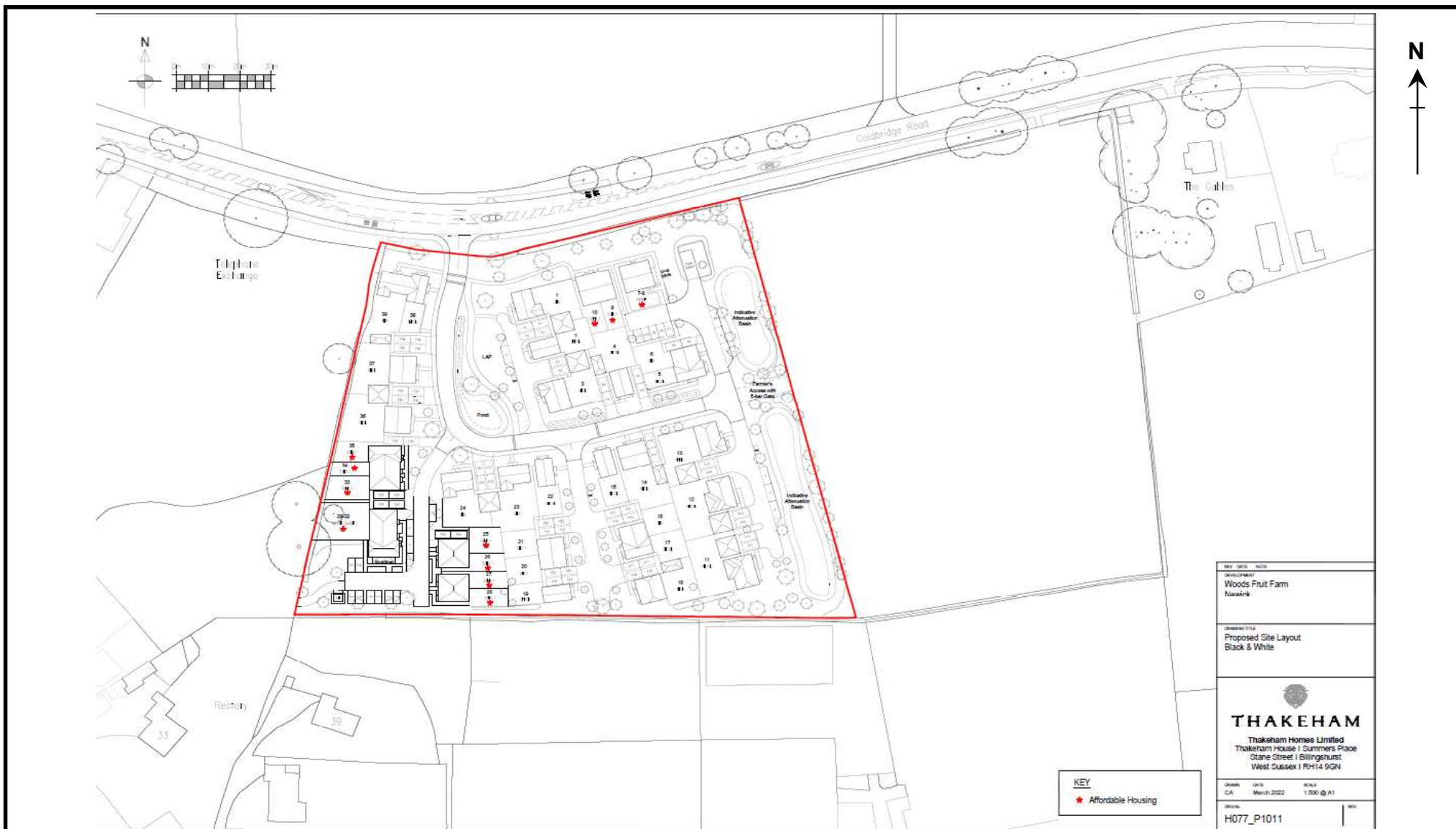
Not to scale.

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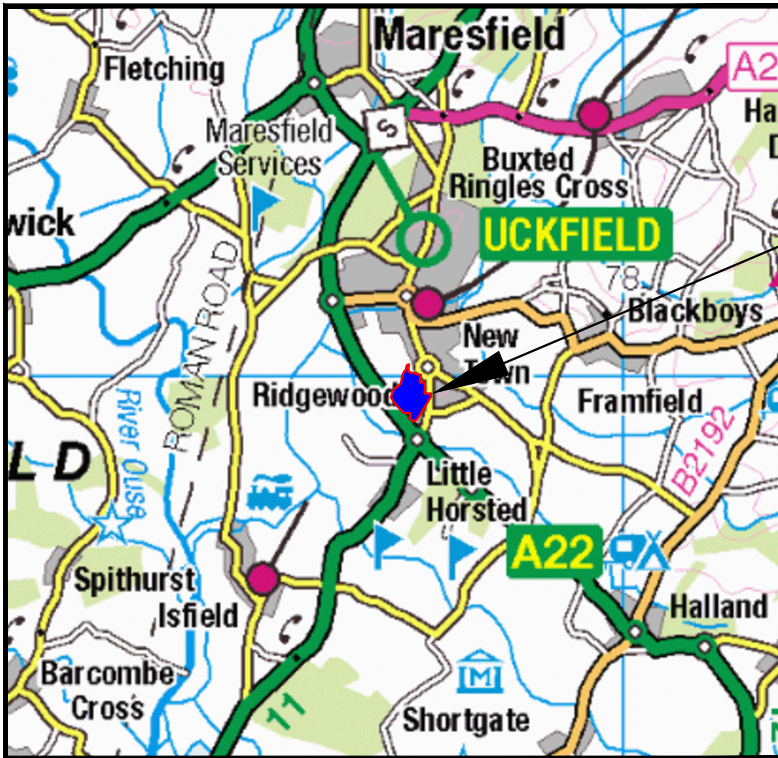
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Project Title: Cuckoo Fields and Ersham Park
Client: Gleeson Strategic Land and Rydon Homes
BRD Reference: BRD2323-OP10-B
Date Issued: January 2019

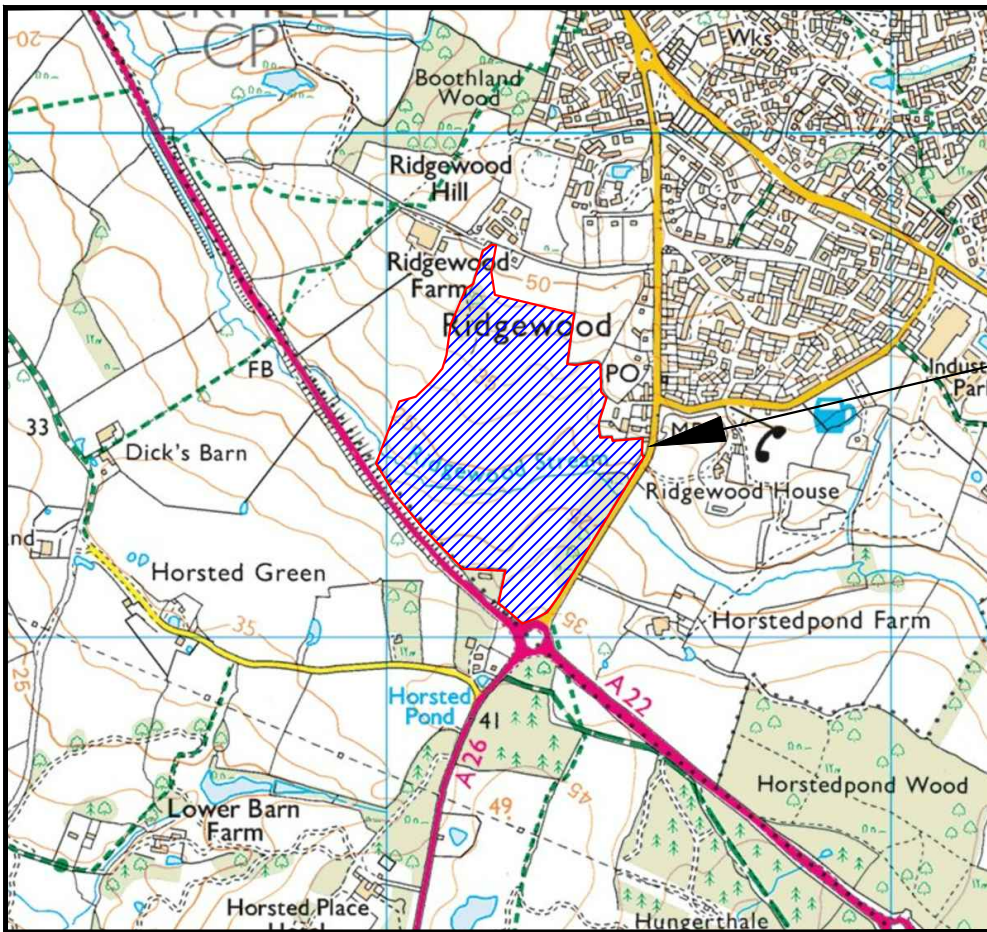

01295 272244
info@brduk.com



Project:	Woods Fruit Farm, Goldbridge Road, Newick			Title	Proposed Development Plan (Dated March 2022)	
Client:	Thakeham Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental	
Ref No:	GE15497	Revision:	1			
Drawn:	LL	Date:	09/11/2022			
Figure:	1	Scale:	Not To Scale			



THE SITE



THE SITE

Rev	Date	Description	By	Cd
Architect :				
 Hydrock Consultants Ltd 2 Haverhill Park Hollybush Road Spartan, Northampton NN6 8LD T +44 (0)300 842888 northampton@hydrock.com www.hydrock.com				
Client :				
TAYLOR WIMPEY				
Project Title:				
PHASE 1A AND 1B, RIDGEWOOD FARM, UCKFIELD				
Drawing Title:				
Site Location Plan				
Reference:				
RWF-HYD-1AB-ZZ-DR-GE-0001				
Hydrock Job No:				
C161399				
Drawn	Checked	Scale @ A4	Date	Issue Date
RP	CV	See Drawing	25/08/17	25/08/17
Revision:			Status:	
P1			S2	

287

GRAND TOTAL	287	254559
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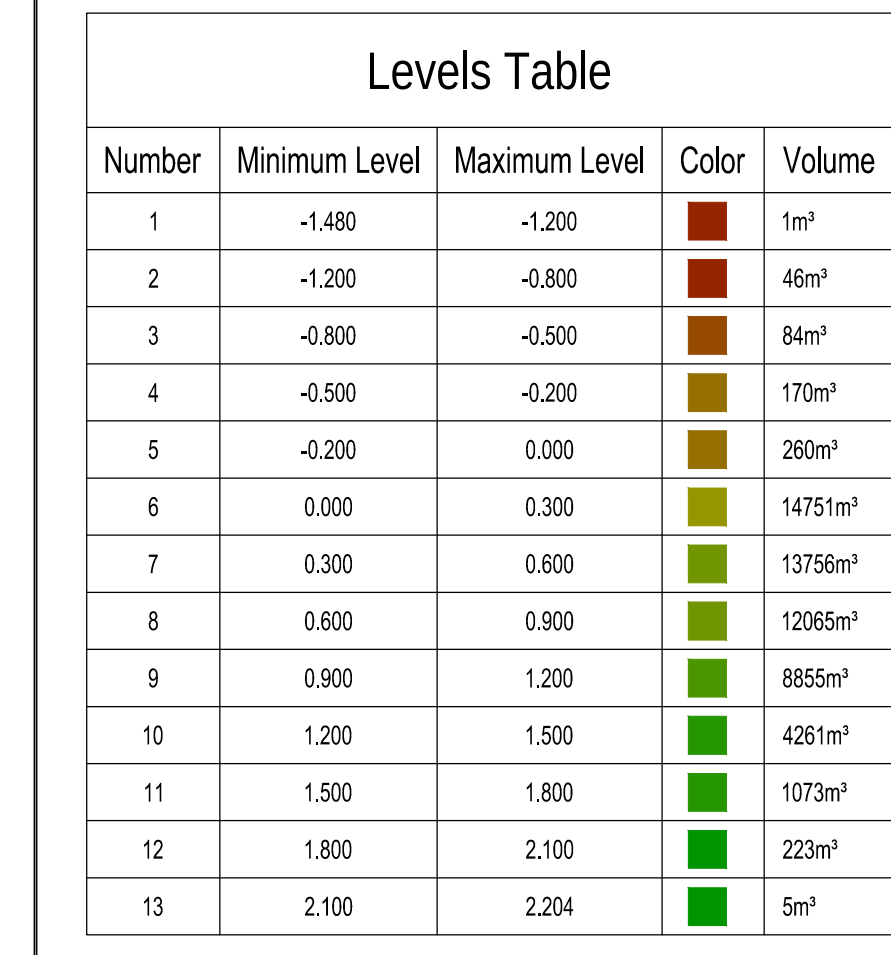
Parameters / Assumptions		
CBR assumed to be 3.0%, on site testing to be undertaken		3.00%
Tarmac Collector Road Const Depth - Adoptable Standard		0.90m
Tarmac Footway Const Depth - Adoptable Standard		0.27m
Block Paved Carriageway Const Depth - Permeable - Adoptable Standard		0.795
Block Paved Driveways/Parking Bays - Impermeable - to NHBIC Standard		0.425
Block Paved Parking Court construction - Permeable		0.575
Block Paved Carriageway Const Depth - Impermeable - Adoptable Standard		0.795
Private Plot Slab paving Const Depth - to NHBIC Standard		0.150 m
Tarmac shared cycleway/Footway		0.27
Tarmac access road Const Depth - Adoptable Standard		0.94
Private tarmac drive construction		0.41

Puplic open space landscaping construction depth (300 mm capping)	0.45
Private open space landscaping construction depth (300 mm capping)	0.45
Private Landscape Garden (600 mm capping)	0.75
Adoptable Verge	0.45
Top Soil depth in Garden Areas	0.15 m

Topsoil depth in 0.5m diameter pits	0.25m
Private Tarmac Road Construction	0.525
Imported Construction volume per plot for private drainage	10m ³
Assumed 250 mm depth of site strip required throughout	0.25
Typical Pile foundation depth	15 m
Earthworks Boundary (m ²)	55150
Number of plots (at ground floor only)	169

Cut & Fill Summary	Volume (m³)
Cut (from Surface Comparison of Ex Ground to Proposed Ground)	1,103
Imported Construction Volume	43,937
Site Strip (m³)	13,788
Cut + Imported Construction Volume - Site Topsoil Strip	31,253
Fill (from Surface Comparison of Ex Ground to Proposed Ground)	54,739
Net (import)	23,485

ne (m³)	
0	
213	
213	



<u>External Works - Imported Materials</u>			
	Depth (m)	Area (m²)	Vol (m³)
Tarmac Carriageway Const Depth - Adoptable Standard	0.715	4046	2893
Tarmac Footway Const Depth - Adoptable Standard	0.27	3104	838
Tarmac shared cycleway/Footway	0.27	1510	408
Block Paved Carriageway - Permeable	0.795	1838	1461
Adoptable Verge	0.45	3185	1433
Puicic open space landscaping construction depth (300 mm capping)	0.45	6789	3055
Block Paved Carriageway - Impermeable	0.795	440	350
	Depth (m)	Area (m²)	Vol (m³)
Private open space landscaping construction depth (300 mm capping)	0.45	1800	821
Private Garden Areas (600 mm capping)	0.75	9595	7196

Landscape	Depth (m)	Area (m2)	Vol (m3)
Top Soil Private Garden Areas (refer to developer const spec - Typically 150mm - max 300mm to BS3882)	0.15	9595	1439
Top Soil Public Open Space Landscaped Areas (refer to developer const spec - Typically 150mm - max 300mm to BS3882)	0.15	6789	1018
Top Soil Private Open Space Landscaped Areas (refer to developer const spec - Typically 150mm - max 300mm to BS3882)	0.15	1850	278

Note: Number of Units excludes for apartment blocks arising

Average Retaining Wall Arisings -		
Item		
2m high Retaining Wall cross Sectional Area	3.60	m ²
Total length of Retaining Wall	78	m
Retaining Wall Arisings	281	m ³

Lot Piled Foundations, Slab and void arisings - Block (A & A1)						
Item	Number		Dia	Ave depth of Pile	Volume	
Pile	270		0.45	15	643.798125	
Item	Length of beam		Ave width of beam	Ave depth of beam	Volume	
Ground Beam	220		0.6	0.35	46.2	
Item	Area m ²	Floor Finish	Slab thick	Cavity	Volume	
Slab and void	1045	0.15 above external level	0.375	0.3	705.375	
Pile Cap	Area m ²	Number	Pile Cap thick		Volume	
PC1	0.5625	28	0.3		4.725	
PC2	1.575	44	0.3		20.79	
PC3	3.241	18	0.3		17.5014	
PC4	4.41	10	0.3		13.23	
PC6	7.245	2	0.3		4.347	
PC7	5.625	2	0.3		3.375	
PC8	12.6	2	0.3		7.56	
PC10	25.5	2	0.3		15.3	
				SUM	86.8284	

Plot Piled Foundations, Slab and void arisings - Block (B)					
Item	Number		Dia	Ave depth of Pile	Volume
Pile	258		0.45	15	615.184875
Item	Length of beam		Ave width of beam	Ave depth of beam	Volume
Ground Beam	200		0.6	0.35	42
Item	Area m ²	Floor Finish	Slab thick	Cavity	Volume
Slab and void	1051	0.15 above external level	0.375	0.3	709.425
Pile Cap	Area m ²	Number	Pile Cap thick		Volume
PC1	0.5625	30	0.3		0.5625
PC2	1.575	49	0.3		23.1525
PC2.2	1.8	1	0.3		0.54
PC3	3.241	15	0.3		14.5845
PC4	4.41	7	0.3		9.261
PC5	4.6125	1	0.3		1.38375
PC6.1	7.245	1	0.3		2.1735
PC6.2	7.245	2	0.3		4.347
PC8	19.617	1	0.3		5.8851
PC10.1	25.5	1	0.3		7.65
PC10.2	20.15	1	0.3		6.045
				SUM	80.08485
Average volume per area					
Total Volume	1447	m ³			

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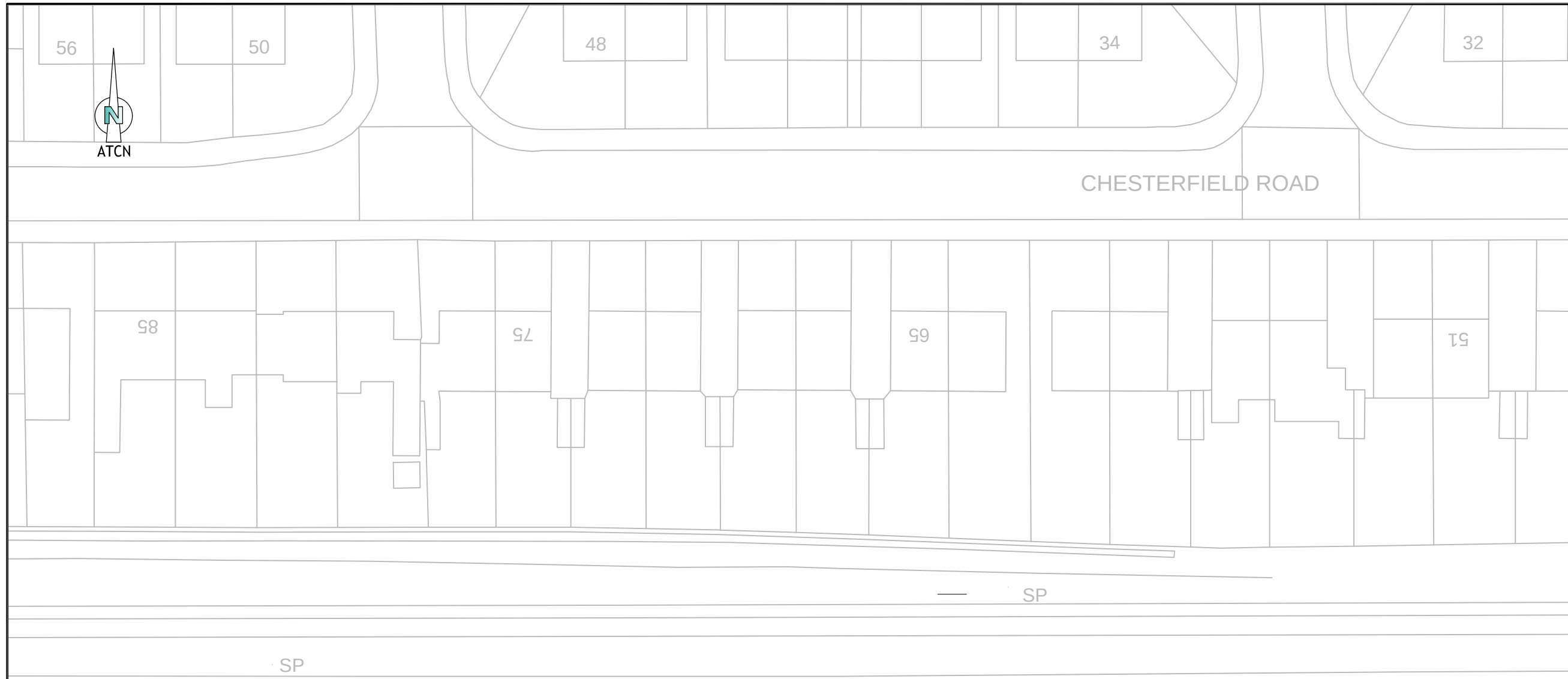
100

C1	17/03/2023	Construction Issue- Subject to Approval	SM / KM / AA
T3	29/02/2023	Updated as Closed	SM / KM / AA
T2	17/02/2023	T2 Tender Issue	SM / KM / AA
T1	28/11/2022	Tender Issue	SM / KM / AA
Rev	Date	Description	Drawn / Checked / Approved

Mains Drainage - Imported Materials



Name: Bellway Homes Limited	
Address: Barrington Road, Durrington	
City: Cut and Fill Plan	
Date:	
Classification: FI 60 20 Code and 1.500	   
K43058ATCN90-00-DR-C-2007	
C1	



Pilling Mat Cut and Fill Table				
Phase	Cut Volume	Fill Volume	Net Volume	Max Fill Depth
1	0.000	2132.038	2132.038	1.35
2	1.245	2331.774	2330.529	1.05
3	0.000	3508.942	3508.942	1.65
4	0.000	5120.962	5120.962	1.95
5	0.041	2788.582	2788.541	1.5
6	0.142	3259.331	3259.189	1.5
7	0.000	5197.052	5197.052	1.95
SUM=	1.428	24338.681	24337.253	

Levels Table				
Number	Minimum Level	Maximum Level	Color	Volume
1	-0.172	0.000		1m³
2	0.000	0.150		3528m³
3	0.150	0.300		3480m³
4	0.300	0.450		3323m³
5	0.450	0.600		3081m³
6	0.600	0.750		2898m³
7	0.750	0.900		2634m³
8	0.900	1.050		2088m³
9	1.050	1.200		1463m³
10	1.200	1.350		913m³
11	1.350	1.500		590m³
12	1.500	1.650		251m³
13	1.650	1.800		90m³
14	1.800	1.950		19m³

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HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type (Construction/Maintenance/ Clearing/Drainage/Adaptations etc)	Hazard Description	Mitigation Measures/ Residual Risk
1			

P1	09/01/2023	Preliminary issue	MSK/MAAA
Rev	Date	Description	Rev / Chg / App'd
S3 - Suitable for Review & Comment			



ATCN CONSULTING

Surbiton | Slough
Web: www.atcnconsulting.com
Tel: 01753 708949

Client: **Bellway Homes Limited**

Job: **Barrington Road, Durrington**

Title: **Piling Mat Cut and Fill Plan**

Classification: **FI 60_20**

Scale @ A1: **1:500**

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number
K43058-ATCN-90-00-DR-C-2145

Revision: **P1**

ATCN Internal Project Number: **K43000**





SHEET 3

SHEET 2

SHEET

SHEET 6

SHEET 7

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

KEY:

- BOLLARD
- BUILDING
- CAR PARKING SPACES
- CCTV
- CONCRETE EDGE
- DRAIN
- EDGE OF MADE SURFACE
- FENCE
- FENCE - ALIGNMENT ASSUMED
- FIRE HYDRANT
- GAS COVER
- GATE
- GULLY
- HEDGE
- KERB CHANNEL
- LAMPPOST
- MANHOLES
- MANHOLE - TELECOM
- MARKER POST
- PILLAR/SUPPORT
- SIGN
- SLOPE INDICATOR
- STOP VALVE
- SURVEY STATION
- STEPS
- TREE BOLE
- TREE CANOPY
- VEGETATION
- APPROXIMATE LINE OF HOLM OAK TREES
- WALL

NOTE:

1. SITE SURVEYED USING TRIMBLE 56 OPTICAL AND R10 GNSS EQUIPMENT
2. SITE ORIENTATED TO OS GRID AND DATUM ABOUT SURVEY STATION WYG A USING NS
3. SITE BASED ON A FLAT PLANE PROJECTION ORIGINATING SURVEY STATION WYG A
4. ADDITIONAL SURVEY INFORMATION AVAILABLE WITHIN ELECTRONIC DRAWING STRUCTURE

REV DESCRIPTION BY CHK APP DATE

THE PAVILION, 1ST FLOOR
ROTEIGH GRANGE OFFICE CAMPUS
BIRKBECK ROAD, SOUTHAMPTON
HAMPSHIRE
SO9 2AF
TEL: +44 (0)23 8202 2800
FAX: +44 (0)23 8202 2809
E-MAIL: www.enquiries@wyg.com



Client: MAPELEY ESTATES LTD

Project: IRO DUBBINGTON

Drawing Title: TOPOGRAHIC SURVEY

15 AT 17/11/2014

OVERVIEW SHEET

Office Project No. Drawing No. Issue Revision Scale @ A3

8146 25/11/14 508/01 W1 1:500

Drawn Date: 25/11/14 Approved Date: © WYG Group Ltd.

Appendix B Materials Management Plan

Site Context

Due to time constraints, it is anticipated that the materials will be transferred to the receiving site prior to a Qualified Person having sufficient time to make a formal declaration. For that reason, the CL:AIRE DoWCoP framework cannot be followed in full. Whilst Soiltechnics have carried out tracking and testing of materials which are reported retrospectively to movements, it is acknowledged that liabilities remain for materials being moved in advance of declaration.

Site Details

3. Site / Project name(s)	Former HMRC Offices, Barrington Road, Worthing, West Sussex, BN12 4XL
Reuse / receiving site name:	Former HMRC Offices, Barrington Road, Worthing, West Sussex, BN12 4XL
Donor site name (if Direct Transfer)	Donor Site 1: Woodcroft Park, Marringdean Acres, Billingshurst, RH12 9EG Donor Site 2: Ridgewood Farm, Uckfield, TN22 5FQ Donor Site 3: Goldridge Road, Newick, Lewes, BN8 4QP Donor Site 4: Cuckoo Fields and Ersham Hailsham, BN27 2RH

Landowners

4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused	Bellway Homes Limited (South London) 1st Floor, Regent House 1-3 Queensway Redhill Surrey RH1 1QT CONTACT: Paul Miles (paul.miles@bellway.co.uk / 01737 785 500)
4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from	1) Woodcroft Park: Bellway Homes Limited (South London) 1st Floor, Regent House 1-3 Queensway Redhill Surrey RH1 1QT CONTACT: Paul Miles (paul.miles@bellway.co.uk / 01737 785 500) 2) Ridgewood Farm (Uckfield): Taylor Wimpey Ground Floor East Wing BT Brentwood Essex CM14 4QP T: 020 7355 8134 3) Newick, East Sussex Thakeham Homes Thakeham House Summers Place Stane Street Billingshurst West Sussex RH14 9GN

	T: 01403 787300 4) Cuckoo Fields (Hailsham): Barratt David Wilson Homes Southern Countries BDW House Walnut Tree Close Guildford GU1 4SW Sean Havis - 01483 505533
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Summary and objectives

5a. Provide a brief description of the planned project and how excavated materials are to be reused.	The scheme will comprise the demolition of existing commercial buildings (former HM Revenues and Customs) and construction of a residential development comprising a mixture of houses, apartments and a care home. To accommodate the new site layout, levels across the whole development are to be raised by approximately 1.0m and the final finished ground level is approximately 500-900mm higher than the piling mat level. Materials near surface will also be required to be suitable as a capping layer within gardens/soft landscaping as described in the remediation strategy for the site. A material deficit has been identified and therefore material will need to be imported from other development sites to create the development landform during the construction phase.
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General Plans and Schematics

6. <u>Attach</u> a location plan for the site(s) and a plan of the site(s) which identifies where different materials are to be excavated from, stockpile locations (if applicable), where materials are to be treated (if applicable) and where materials are to be reused.	Plan Document Reference(s): All relevant drawings included within Appendix A. <u>Re-use on the site of origin</u> • WYG. 17.11.2014 'IRO Durrington. Topographical survey'. Ref: SUR/01- showing existing site levels. • ATCN Consulting. 'Level Design plans Sheets 1-6'. Ref: K43058-ACTN-90-00-DR-C-2001 to 2006- showing proposed site levels and areas of soft landscaping/private gardens requiring remedial capping layer. • Bellway. January 2022. 'Planning Layout' Ref: CB_54_244_001, Rev E. • Bellway Drawing K43058-ATCN-90-00-DR-C-2145-P1 'Piling mat cut to fill plan'. • ATCN Consulting 'Barrington Road, Durrington Cut and fill plan'. Ref: K43058ATCN90-00-DR-C-2007 Rev C1 (Construction issue), dated 17.03.23 <u>Donor site- import of clean naturally occurring soils</u> <u>Donor site 1 Billinghamurst</u> Drawing CB_54_244_001 Planning layout Rev E with soil storage area marked (stockpile locations). <u>Donor site 2- Ridgewood Farm, Uckfield</u> Hydrock Drawing RWF-HYD-IAB-ZZ-DR-GE-0001/P1.S2. 25.08.17 Site Location Plan. <u>Donor site 3- Newick, East Sussex</u> Geo-environmental Drawing GE15497. Dated 09.11.22 <u>Donor site 4 – Cuckoo Fields, Ersham.</u> RSK Drawing 1921129 R01 (00) Exploratory hole location plan.
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7. <u>Attach</u> a schematic of proposed materials movement. Where there is only one source area and one placement area briefly describe it. For all other projects a schematic is required.	Description & Schematic Document Reference: Imported materials will not be stockpiled beyond 12 months without prior written agreement with the Environment Agency. Materials will be reused as fill above the piling mat to raise levels and as capping in all garden areas and soft landscaping as shown on planning drawings (Appendix A). ATCN Consulting Drawing K43058ATCN-00-DR-C-2007 C1 'Cut and fill plan' is presented in Appendix A. The cut and fill and materials movement and re-use will in summary comprise: • Bulk cut = 1,103m³ • Site strip (Topsoil/ unsuitable Made Ground) = 13,788m³ surplus for off-site disposal • Total imported construction works volume (site-won arisings) = 32,300m³ (43,937m³ less the landscaping soils of 11,637m³ requiring import) • Earthworks fill volume required = 54,739m³ • Total soils import to date = 22,128m³ (within the scope of this report) • Remaining deficit = 12,996m³ (outside the scope of this report) A materials movement schematic is provided within the cover report
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Parties Involved and Consultation – if more than one party please provide additional details for them and identify the location that they will be working e.g. where a site is zoned

8a. Main earthworks contractor(s) (full address and contact details) – Where excavated materials are to be reused	HGH groundworks Washington House, Old London Road, Washington, West Sussex, RH20 3BN Martin Stefanov 01903 891970. Email MAS@hgh.email
8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are arising from	HGH groundworks Washington House, Old London Road, Washington, West Sussex, RH20 3BN Martin Stefanov 01903 891970. Email MAS@hgh.email
9. Treatment contractor(s) (full address and contact details) – for treatment on site of origin, or at a Hub site within a fixed STF / Cluster Project	N/A
10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, contact details and waste carriers registration details (if applicable))	Matthews (Sussex) Ltd. Stephenson Way, Three Bridges, Crawley, RH10 1TL. Contact: Sophie Davis. Tel: 01293 617 014 Email: sophie.davis@matthewsgroup.co.uk

11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused	The Local Planning Authority Planning and Contaminated Land Team can be contacted at: Worthing Borough Council Portland House, 44 Richmond Road, Worthing, West Sussex, WN11 1HS publichealth.regulation@adur-worthing.gov.uk; Michael.lavender@adur-worthing.gov.uk planning@adur-worthing.gov.uk
12a. For the site where materials are to be reused and for Hub Site locations provide Environment Agency contact details (full address and named contacts):	Environment Agency Solent & South Downs Oving Road Chichester West Sussex PO20 2AG Contact: anna.rabone@environment-agency.gov.uk Tel: 02077 140525
For all Cluster Projects: 12b. Attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection to the proposals (see 3.37 of DoW CoP)	EA references: N/A

Lines of Evidence

There is no one single factor that can be used to decide that a substance or object is waste, or when it is, at what point it ceases to be waste; as complete a picture as possible has to be created.

The following sections require completion to ensure the correct decision is made.

If a requested item is not relevant it is important to clearly state why this is so (e.g. no planning permission required because permitted development status exists).

Suitable for use criteria

13. Please describe or provide copies of the required specification(s) for the materials to be reused on each site.	Document Reference(s): Chemical suitability for site of origin is discussed in Appendix E: Remediation Strategy (Soiltechnics, Ref: STV5959-R01-Rev C (May 2023)). The Earthworks specification for the construction of the development landform has not been provided to Soiltechnics.
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<i>Where contamination is suspected or known to be present</i> 14a. Please provide copies of or relevant extracts from the risk assessment(s) that has been used to determine the specification for use on the site. This must relate to the place where materials are to be used. This must be in terms of (i) human health (ii) controlled waters and (iii) any other relevant receptors. If a risk assessment is not relevant for a particular receptor given the site setting please explain why below:	Document Reference(s): Sections 8 & 9 of Remediation Strategy included in Appendix E. Both the Ashdown and Soiltechnics reports noted sporadic elevated levels of PAHs and metals within the Made Ground deposits following soil testing. In addition, asbestos fibres were identified in Made Ground local to the existing facilities maintenance compounds although given the variability of the Made Ground, its presence elsewhere could not be discounted. The remediation strategy has been determined in view of the previous ground investigation report findings and the proposed development scheme. It can be summarised as follows: i. Prepare a discovery strategy in the event of encountering unexpected or previously unencountered contamination. ii. Installation of barrier pipe for underground drinking water infrastructure where they are in contact with the Made Ground. iii. Importing of soils for use as fill and in the proposed soft landscaped areas. iv. Install a cover system in proposed soft landscaped areas to prevent end user exposure to identified contamination. v. Provide a scope of works for further investigation The risk to controlled waters was assessed to be low (i.e. no exceedances of groundwater screening values, set as UK Drinking Water Standards).
14b. Please attach any relevant documentation from the LA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	LA Document references: Soiltechnics made contact with the Local Planning Authority (Adur & Worthing Councils) on 24th April 2023 and received acknowledgement of receipt on 25th April 2023. Soiltechnics have received no response in this matter. However, the use of a materials Management Plan was indicated in Soiltechnics Remediation Strategy (STV5959-R01-Rev C May 2023) and the Remediation Strategy has been approved by the Adur & Worthing Council. It is therefore taken that there are no objections to the excavation and re-use of materials at the site. Approval of the Remediation Strategy and condition 26 of the reserve matters (remediation strategy) is detailed in AWDM/1162/23 (referencing planning consultant letter OK/JAB/30884 and Environment Agency response letter HA/2022/124123/01) included in Appendix C.

14c. Please attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 and Table 2 of the CoP)	EA Document references: The Environment Agency have approved the remediation strategy (see Q14b above) which is inclusive of the provision of the re-use of materials under a Materials Management Plan. We have additionally received a response from the Environment Agency Waste team (EPRWASTEEAST@environment-agency.gov.uk), dated 4th May 2023, confirming they have no objections to the movement and re-use of materials under an MMP in accordance with the DowCoP. A copy of the response is presented in Appendix C, together with a copy of the Environment Agency's DowCoP National Position Statement.
14d. Please attach any relevant documentation from any other regulators (if relevant) relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	Document Reference(s):

<i>Where contamination is not suspected</i>	Document Reference(s)
15a. Please attach copies or relevant extracts from the Desk Top Study that demonstrates that there is no suspicion of contamination.	
15b. Please attach copies of or relevant extracts from the site investigation/testing reports that adequately characterise the clean materials to be used (if appropriate).	Document Reference(s) <u>Re-use on site of origin</u> Demolition materials for 6F2 for the piling mat. Not considered further.

Donor Site 1: Woodcroft Park, Marringdean Acres, Billingshurst.

- ST Consult. 01.9.2016. '*Land south of Marringdean Acres, Billingshurst, West Sussex Desk Study, Site Investigation Risk Assessment Report*'. Ref: J12785.

Site History – the site has remained as undeveloped agricultural fields from as early as 1876. A brickyard was present 200m to the northeast, but there is no evidence of historical excavation on site. The brickyard was infilled and built over by 1982.

Geology & Ground Conditions- the site is underlain by the Weald Clay Formation, comprising stiff clays and mudstone. Ground conditions comprised, topsoil over clay (stiff to very stiff clay) and mudstone with occasional siltstone bands. Made Ground was not encountered at the site.

Chemical contamination- There was no visual or olfactory evidence of contamination identified. The contamination testing indicated there were no exceedances of the generic screening values for a residential with plant up take end use. There are no exceedances of the material suitability criteria for imported soils as detailed in Section 8.4 of Soiltechnics Remediation Strategy STV5959-R01-REV1 (March 2023). The site is therefore considered suitable and falls within the direct transfer scenario of '*Greenfield site with clean naturally occurring soils- no suspicion of contamination (for re-use at either greenfield or brownfield sites)*' In accordance with Table A1 of the DoWCoP.

Donor Site 2: Ridgewood Farm, Uckfield.

- Hydrock. October 2017 'Phase 1A & 1B, Ridgewood farm, Uckfield Ground Investigation Report'. Ref: RWF-HYD-XX-GI-RP-GE-1000-S2-P4.

Site History – the site has remained as undeveloped agricultural fields.

Geology & Ground Conditions- the site is underlain by Made Ground, topsoil, Tunbridge Wells

Sand Formation and the Wadhurst Clay Formation. These deposits were encountered as sands, silts, gravels and clays, with bands of limestone and mudstone (Tunbridge Wells Sand Formation) and clay and mudstone (Wadhurst Clay Formation). No visual or olfactory evidence of contamination was identified.

Chemical contamination- there were no exceedances of the generic screening values for a residential with plant up take end use. There are no exceedances of the material suitability criteria for imported soils as detailed in Section 8.4 of Soiltechnics Remediation Strategy STV5959-R01-REV1 (March 2023). The site is therefore considered suitable and falls within the direct transfer scenario of '*Brownfield site with clearly defined areas of clean naturally occurring soils (for re-use at either greenfield or brownfield sites)*' In accordance with Table A1 of the DoWCoP.

Donor Site 3: Goldridge Road, Newick, Lewes, BN8 4QP

- Geo-environmental Services Limited. November 2022. 'Updated Ground Investigation Report, for the land off Goldridge Road, Newick, Lewes. BN8 4QP. Ref: GE15497-GIRv3.0.

Site History – The site is featured as open agricultural field until circa 1961 when two small structures are noted to the north-western corner. Subsequent development circa 1976 of Oakside House was shown on the northwestern portion of the site as per the present day layout, including a number of smaller buildings associated with the property with an additional rectangular building located along the northern boundary.

Geology and Ground Conditions – British Geological Survey geological mapping indicated the geology of the site to comprise interbedded sandstone and siltstone of the Upper Tunbridge Wells Sand. Superficial clay Head Deposits were identified 300m east, 200m north and 200m south-east of the site. The ground conditions encountered comprised a thin mantle of topsoil overlying sand, silt and clay of the Upper Tunbridge Wells Sand Formation. Made Ground was not encountered and no visual or olfactory evidence of contamination identified.

Chemical contamination - Pesticides including Dieldrin, DDT and DDE have been identified at low levels within the shallow Topsoil on site, given the limited testing undertaken and the banned nature of DDT and DDE it was considered that further analysis was required across the wider site to determine the lateral and vertical extent and concentrations on the contaminants to determine the level of any remediation measures required. The further testing was undertaken in February 2017 and demonstrated that the concentrations of DDE and DDT are present within the wider topsoil across the site but in low concentrations and are not present within the natural soils underlying the site.

It is understood that only subsoil is to be imported from this site, i.e. topsoil is excluded from the import. The site is therefore considered suitable and falls within the direct transfer scenario of *'Brownfield site with clearly defined areas of clean naturally occurring soils (for re-use at either greenfield or brownfield sites)'* In accordance with Table A1 of the DoWCoP.

Donor Site 4: Cuckoo Fields and Ersham Park Hailsham.

- BRD. January 2019. 'Phase 1 Geo-Environmental Desk Study Cuckoo Fields and Ersham Park, Land south of Hailsham'. Report ref: BRD2323-OR3-C.
- RSK. December 2020. 'Cuckoo Fields and Ersham Park, Phase 2 Supplementary Geo-environmental Site Investigation'. Report ref: 1921129L02(00).

Site History – The site has remained as undeveloped agricultural fields throughout its history. The exception being the small section of the Cuckoo Trail which connects the two land parcels which was a former railway that predates the historical mapping. Adjacent to the north-west boundary of Cuckoo Fields, the current industrial estate is the location of a former infilled brick works which was operating from the early 1900s until it was redeveloped in the 1970s.

Geology and Ground Conditions – The site is underlain by the bedrock geology of the Tunbridge Wells Sand Formation and the Weald Clay Formation. Some stockpiled materials

	were already present on the site at the time of the investigation (including soil and hardcore). A disturbed area of ground (Made Ground) was also present comprising earthworks associated with a vehicle access track and drainage. Chemical contamination -Samples of the Made Ground and the natural strata were tested for common chemical contaminants. All targeted samples for natural strata are below the GAC indicating the natural material underlying the Made Ground is suitable for use. It is proposed to only import the subsoil (Natural Strata). Based on the above assessment, no potentially significant risks associated with the soil contamination have been identified and it is considered that the soils may be regarded as suitable for the proposed end use. The site is therefore considered suitable and falls within the direct transfer scenario of '<i>Brownfield site with clearly defined areas of clean naturally occurring soils (for re-use at either greenfield or brownfield sites)</i>' In accordance with Table A1 of the DoWCoP. Refer to Appendix D for extracts of the executive summaries from the reports. Full copies of the reports are available.
15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue.	Document Reference(s) N/A

NB: It is your responsibility to assess the nature of the material to be used and that it fits within the limitations of the scenario under which it is to be used

Certainty of use

Various lines of evidence are required to demonstrate that the materials are certain to be used. This includes:

- The production of this MMP/ Soil Management Plan (SMP)
- An appropriate planning permission (or conditions that link with the reuse of the said materials)
- An agreed Remediation Strategy(ies)
- An agreed Design Statement(s)
- Details of the contractual arrangements

Please identify in the following sections what lines of evidence relate to the site(s) **where the materials are to be used**.

16a. Planning Permission(s) relating to the site where materials are to be reused Please provide a copy of the relevant planning permission	Document Reference: See Appendix C - AWDM/0605/22 & 1979-19.
16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site.	Proposals are for a residential development with associated gardens and soft landscaping. The ground investigation has identified contamination in near surface soils and as per the remedial strategy, a capping layer is required. This should comprise 600mm of uncontaminated soils and Topsoils, either site won or imported. In order to facilitate the development, levels across the site are to be raised as per the proposed levels drawings in Appendix A of this report (i.e. to achieve planning levels).
16c. If planning permission is not required for any one site please explain why below e.g. permitted development, clean up of a chemical spill, surrender of an Environmental Permit, re-contouring within the existing permission.	N/A

<i>Where contamination is suspected or is known to be present</i> 17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators.	Document Reference(s): Soiltechnics. May 2023. 'Remediation Strategy Barrington Road, Worthing'. Ref: STV5959-R01-Rev -C, presented in Appendix E. Approval of the Remediation Strategy and condition 26 of the reserve matters (remediation strategy) is detailed included in Appendix C.
<i>Where contamination is not suspected</i> 18. Please provide a copy of any Design Statement(s) that have been agreed (e.g. with the planning authority or in the case of permitted developments the client).	Document Reference(s): N/A

Quantity of Use

19. Please provide a breakdown of the excavated materials for each site and how much will be placed at each site or sub area of each site. Where this is not specific to a single readily identifiable source refer to an annotated plan, schematic or attach a tabulated summary.	Document Reference(s): ATCN Consulting Drawing 'Barrington Road, Durrington Cut and fill plan'. Ref: K43058ATCN90-00-DR-C-2007 Rev C1 (construction issue), and ATCN Consulting Drawing 'Barrington Road, Durrington Piling Mat Cut and Fill Plan'. Ref: K43058-ATCN-90-00-DR-C-2145 Rev C1. The overall estimated fill requirement for the scheme is 68,527m³, which is made of 54,739 required for the cut-and-fill scheme, and an estimated 13,788m³ loss from the site strip. The earthworks are estimated to provide 1,103m³ of useable cut material, and the construction works are estimated to provide approximately 32,300m³ of site-won arisings through the excavation of foundations, drainage and infrastructure (not accounting for bulking). This leaves an overall deficit of approximately 35,124m³, of which some 22,128m³ has already been imported to site. This management plan is a retrospective plan to account for the 22,128m³ of material already imported to site.
20a. How has consolidation/compaction being considered in the above mass balance calculations?	It has not been considered. Therefore, the overall mass balance volumes are expected to change.
20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)?	N/A

20c. How has the addition of treatment materials being considered in the above mass balance calculations (if applicable)? Note - An exact figure is not required but one that is reasonable in the circumstances and can be justified if challenged.	N/A
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Contingency arrangements

Explain what is to happen in the following situations and **identify the appropriate clauses** in the contract(s) (Such clauses must be provided to the Qualified Person, preferably as a summary document): or

21a. What is to happen to, and who is to pay for out of specification materials?	Reference: Any unsuitable materials will be removed from site, with Bellway South London bearing the costs. Assuming the materials cannot be used at another development site (under an MMP), the materials will be disposed of to landfill.
21b. What is to happen to, and who is to pay for any excess materials?	Reference: Any excess materials will be removed from site, with Bellway South London bearing the costs. Assuming the materials cannot be used at another development site (under an MMP), the materials will be disposed of to landfill.
21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment?	Reference: Programme delays will only arise due to weather delay or operation issues. Such delays will be incorporated into the wider development programme by the Client.
21d. Other identified risk scenarios for the project (relating to excavated materials)?	Reference: N/A

The Tracking System

Where contamination is suspected or known to be present, state the procedures put in place to:

22a. For all sites please describe the tracking system to be employed to monitor materials movements.	In order to demonstrate that materials reach their specific destination, the Principal Contractor/ Earthworks contractor will produce an as-built drawing demonstrating the final levels achieved. Materials tracking forms will be used. The tracking system will include: 1. Annotated plans of the site(s) identifying any stockpile placement locations 2. Visual and olfactory inspection procedures 3. Registered waste carrier and non-waste haulier records 4. Delivery ticket system for imported materials, and waste disposal records (for any out of specification or excess materials which are unsuitable). Any relevant proforma will be provided by the earthworks contractor upon appointment. Records will be maintained on site and copies will be provided to Soiltechnics on completion for inclusion into the Verification Report.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22b. Prevent contaminants not suitable for the treatment process being accepted	Appendix E, Section 8: Soils and Material Compliance: Remediation Strategy (Soiltechnics Ref: STV5959-R01-Rev C (May 2023)).
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22c. Prevent cross contamination of materials not in need of treatment, wastes	Appendix E, Section 8 Soils and Material Compliance: Remediation Strategy (Soiltechnics Ref: STV5959-R01-Rev C (May 2023)).

awaiting treatment and treated materials	
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22d. Demonstrate that materials that do not require treatment and successfully treated materials reach their specific destination	Appendix E, Section 8: Soils and Material Compliance Remediation Strategy (Soiltechnics Ref: STV5959-R01-Rev C (May 2023)).
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22e. Ensure that waste for off-site disposal or treatment is properly characterised and goes to the correct facility	Appendix E, Section 8: Soils and Material Compliance-Remediation Strategy (Soiltechnics Ref: STV5959-R01-Rev C (May 2023)).
23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements. To include transfer of loads on site into stockpiles prior to treatment (if applicable), stockpiled after treatment (if applicable), stockpiled awaiting use (as appropriate) and final placement.	Document reference(s) Example Tracking System is provided in Appendix F.

<i>For Hub Sites within Cluster Projects & where materials need treatment before reuse</i> 24. Please attach a copy of the Environmental Permit covering the treatment process. Alternatively if the treatment is covered by a Mobile Plant Permit and associated Deployment Form, attach a copy of the EA agreement to the Deployment Form.	Permit reference / EA letter reference: N/A
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Records

25. Where, and in what form, are records to be kept? Note – records e.g. transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Report(s) need to be kept for at least 2 years after the completion of the works and production of the Verification Report	Electronic and paper copies of all tracking documents will be held at the site office. Following completion of works, the complete record set will be maintained by the earthwork's Contractor Ltd for a minimum period of two years. Once the works are completed, the Verification Report will detail and present copies of all pertinent lines of evidence and records of material movements. The Verification Report will be held by the developer, and Soiltechnics, for a minimum period of two years.
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Verification Plan

26. Provide or explain the Verification Plan which sets out how you will record the placement of materials and prove that excavated materials have been reused in the correct location and in the correct quantities within the development works (see 3.4 of the DoW CoP).	Document Reference Verification Plan outlined within the Remediation Strategy and within Section 2 of this report. As outlined in DoWCoP clause 3.14 (verification plan) and 3.31 (verification report).
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Appendix C Planning Application Details



WORTHING BOROUGH COUNCIL

Aira Temporal
Montagu Evans
5 Bolton Street
London
W1J 8BA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1979/19

Details of Development

OUTLINE PLANNING PERMISSION FOR THE DEMOLITION AND PHASED, COMPREHENSIVE, RESIDENTIAL-LED REDEVELOPMENT FOR A MAXIMUM OF 287 DWELLINGS (USE CLASS C3), OF WHICH UP TO 140 WOULD BE HOUSES AND UP TO 158 WOULD BE APARTMENTS/RETIREMENT APARTMENTS. PROVISION OF A 68-BEDROOM CARE HOME (USE CLASS C2). PROVISION OF CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS. ALL DETAILED MATTERS RESERVED EXCEPT FOR ACCESS POINTS AT THE SITE BOUNDARIES.

Location of Development

**HM REVENUES AND CUSTOMS BARRINGTON ROAD WORTHING WEST SUSSEX
BN12 4XL**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th January 2020.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Planning Services Manager
30/04/2021

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
Shared Two-Way Footpath/Cycle Route (aka Appendix G)	CA3579/SK003B	20.01.2020
ZONAL PARAMETER PLAN	T1_10_91100-1 Rev P5	07.01.2021
ACCESS PARAMETER PLAN	T1_10_91100-3 REV P6	07.01.2021
BOUNDARY CONDITIONS PARAMETER PLAN	T1_10_91100-7 REV P5	07.01.2021
Design Code. Rolfe Judd (pgs 59 - 82 only) 6048	Rev P5 21.12.2020	22.12.2020
Proposed Junction Improvements	3579/SK001A	16.07.2020
Junction Diagram With Visibility	CA3579/SK002A	16.07.2020
Barrington Road (West) Proposed Highway Modifications...	3579/001	16.07.2020
SITE LOCATION PLAN	T1_0_91104 Rev P1	20.01.2020

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. **Time**

All applications for the approval of Reserved Matters for all phases of the development hereby approved shall be made to the Local Planning Authority no later than within 3 years of the date of this Permission. The development hereby permitted shall not begin later than two years from the date of approval of the last of the Reserved Matters to be approved.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

Reserved Matters

03. Details of the scale, appearance, layout (including internal roads and routes within the site) and landscaping, (hereinafter called "the Reserved Matters") for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place in that phase and this shall be carried out as approved.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

04. The Reserved Matters' details to be submitted in accordance with the conditions of this Permission shall be in broad accordance with the Parameter Plans and Design Code referred to in condition 1 of this Permission and the scale and height of development shall not exceed that contained in these Parameter Plans and Design Code.

Reason: *For the avoidance of doubt, to accord with the submitted application and to ensure a well-designed, good quality environment well related to its context and site opportunities and constraints, in accordance with policies 13 & 16 of the Worthing Borough Core Strategy, 2011.*

Amount of Development

05. The development hereby approved shall not exceed 287 new dwellings and a care home for up to 68 beds.

Reason: *In the interests of clarity and to ensure a balance of development and associated infrastructure and space.*

Phasing

06. Prior to commencement of any works on site a phasing programme for the whole development, shall be submitted to and agreed in writing by the Local Planning Authority (this may allow for a separate phasing programme to be approved for demolition works). Development shall be implemented, and the details required under other conditions of this Planning Permission shall be submitted and approved, in accordance with that phasing programme. This condition shall apply notwithstanding any information contained in the current application.

Reason: *To provide for phased but comprehensive and co-ordinated development of the site, including the provision of relevant infrastructure, in accordance with policies 12 & 16 of the Worthing Borough Council Core Strategy 2011.*

Sustainability

07. As part of the Reserved Matters details to be submitted for each phase of development pursuant to this Permission, a Sustainability Plan shall also be submitted to and approved in writing by the Local Planning Authority. It shall describe measures within the development to achieve sustainable living, including but not limited to the following:
- i) Efficient building fabric to reduce energy demand and carbon emissions,
 - ii) Building orientation and layout to maximise internal daylighting, passive solar gain and natural ventilation,
 - iii) Measures for the provision of sustainable energy and the percentage of energy to be provided from renewable sources,
 - iv) The attainment of BREEAM, 'Very Good' for the care home development
 - v) Ventilation and heat management / Building Energy Management Systems
 - vi) Low NOx emitting domestic boilers, where used,
 - vii) Provision of Accessible and Adaptable dwellings and a proportion of Wheelchair User dwellings, including accessible outdoor spaces and public realm,
 - viii) Water efficient usage and saving,
 - ix) Consideration of life cycle environmental impacts as part of materials selection.

The Sustainability Plan thereby approved shall be implemented and fully adhered to in the development of the relevant phase.

Reason: *To ensure sustainable construction and renewable energy provision and the provision of accessible, adaptable and wheelchair homes and accessible spaces to meet local needs in accordance with policies 16, 17 & 18 of the Worthing Borough Council Core Strategy 2011 and paras 61 & 150-154 of the NPPF, 2019.*

Safe Environment

08. As part of the Reserved Matters details to be submitted for each phase of development pursuant to this Permission, a Safe Environments Plan shall also be submitted to and approved in writing by the Local Planning Authority. It shall describe measures within the layout and detailed design of the development and buildings, to minimise the risk and fear of crime and to promote safety, including within pathways and areas of public realm. The Safe Environments Plan thereby approved shall be implemented and fully adhered to in the development of the relevant phase.

Reason: *To ensure a well-designed, good quality and safe environment in accordance with policies 16 & 19 of the Worthing Borough Core Strategy, 2011 and section 17 of the Crime & Disorder Act 1998 and paragraph 91 of the NPPF, 2019.*

Biodiversity and Trees

09. Prior to the commencement of development of each phase, including any demolition, the following details and timetable shall be submitted to and approved in writing by the Local Planning Authority:
- i) Details of any tree works or removal, to minimise the felling of trees at the time of demolition works,
 - ii) tree protection measures, to be undertaken and maintained in accordance with BS 5837-2012. Trees In Relation to Construction during development works, including the period of demolition works survey details of tree T23 (as referred to in section 5 of the submitted Bat Survey by The Ecology Consultancy Reference 7387.2 dated 03-12-2020), and measures to minimise and manage any impact on bats,
 - iii) site management measures to minimise and manage any residual impact on reptiles (as referred to in section 5 of the submitted Reptile Survey by The Ecology Consultancy - Reference 7387.2 dated 18-12-2020),
 - iv) a Strategy for the management and enhancement of biodiversity value of the site, in accordance with sections 4 & 5 of the Preliminary Ecological Appraisal by The Ecology Consultancy Reference 7387, dated 18-12-2020)
- The development, including any demolition works, shall only be undertaken in accordance with the details and timetable thereby approved and the Strategy at iv) above shall be used in the design of the layout and landscaping details in the Reserved Matters at condition 3 of this permission

Reason: *To safeguard and enhance the biodiversity value of the site in accordance with policies 13 & 16 of the Worthing Borough Council Core Strategy 2011.*

Boundaries

10. No development above ground level within each phase shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatments for individual building curtilages shall be completed prior to occupation of each respective building and the boundary treatments for other parts of the site shall be completed in accordance with the phasing plan as approved under condition 6 of this permission. Thereafter the approved boundary treatments shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 16 of the Worthing Core Strategy.*

Lighting

11. Prior to any above ground construction works for any phase, a detailed external lighting plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include provisions for street lighting and lighting of the public realm, (including lighting of the shared foot/cycle path to the south of the site), including measures to minimise risk of crime and to minimise light pollution and impacts on wildlife as appropriate for that phase. The lighting thereby approved shall be implemented in accordance with these details and in accordance with the phasing plan as approved under condition 6 of this permission so that each phase is provided with relevant lighting at the point of occupation and shall be maintained permanently thereafter.

Reason: *To assist in the provision of a well-designed, good quality and safe environment, and to ensure well-designed lighting which minimises light pollution and impacts on wildlife in accordance with policies 13, 16 & 19 of the Worthing Borough Core Strategy, 2011 and section 17 of the Crime & Disorder Act 1998 and paragraphs 91, 170 & 180 of the NPPF, 2019.*

Levels

12. With the exception of any demolition works, no development shall take place within a phase until a survey and plan of existing and proposed site and slab levels, including provision of access for people with disabilities, has been submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details thereby approved and thereafter no other raising of levels shall be carried without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding any information contained in the current application.

Reason: *In the interests of clarity, to ensure access for people with disabilities and because changes in levels may materially affect the appearance and impact of the development.*

Access and Highways

13. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved planning drawings by Caneparo Associates: 3579 SK001A; CA3579 SK002A and 3579 001 (or suitable alternatives if first submitted to and agreed in writing with the Local Planning Authority, in consultation with the Highway Authority).

Reason: *To secure satisfactory standards of access for the proposed development in accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011 and paras 108-110 of the NPPF 2019.*

14. Unless otherwise agreed in writing by the Local Planning Authority, no part of the development shall be first occupied until the emergency vehicular access onto Barrington Road (western-side) has been constructed in accordance with the approved plans. Notwithstanding the approved plans, details of the access barrier / means of access control, to be installed at this access, including details of its operation and on-going maintenance shall first be submitted to and approved in writing by the Local Planning Authority. The access once constructed shall thereafter be permanently maintained in accordance with the details thereby approved and used only by emergency vehicles, pedestrians, and cyclists only.

Reason: *To secure satisfactory standards of access for the proposed development and to ensure that the emergency-only access is suitable and used only for its intended purpose accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011 and paras 108-110 of the NPPF 2019.*

15. No phase of the development shall be first occupied until the road(s), footways, and parking areas serving that phase have been constructed, surfaced, and drained in accordance with plans and details to be first submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: *To secure satisfactory standards of roads and paths in accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011 and paras 108-110 of the NPPF 2019.*

16. The development hereby approved shall include provision of vehicular and pedestrian access immediately up to the boundary with the land to the west of the site (also known as the Nib Land), which is shown edged blue on the site location plan drawing no T1-0-91104. Revision P1. A detailed layout shall be included in a Reserved Matters submission and shall be fully implemented as part of the development hereby approved, in accordance with the phasing plan under condition 6 of this permission.

Reason: *To ensure the provision of satisfactory access into the adjoining land, to provide for permeability an efficient form of development which avoids a piecemeal approach in the interests of proper planning in accordance with policies 16 & 19 of the of the Worthing Borough Council Core Strategy 2011 and paras 122 & 123 of the NPPF 2019.*

17. Notwithstanding drawing CA3579/SK003B, a detailed plan for the shared two-way footpath/cycleway along the southern side of the site, shall be first submitted to and approved in writing by the Local Planning Authority, prior to its construction, (in accordance with the phasing plan under condition 6 of this permission). The details shall include surfacing and any appropriate signage, lighting and barriers. The footpath/cycleway shall be implemented in accordance with the details thereby approved and the aforementioned phasing plan, unless the Local Planning Authority gives prior written approval for any variation.

Reason: *To ensure the provision of satisfactory safe and sustainable access for in accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011 and paras 122 & 123 of the NPPF 2019.*

Parking

18. With the exception of any demolition works, no development within each phase shall take place until full details of car parking provision for that phase have been submitted to and approved in writing by the Local Planning Authority, including:

- i) the extent of allocated, unallocated and visitor parking spaces showing the dwelling/building to which each space is allocated or related, and
- ii) construction specifications, including drainage and means of marking-out/identification.

No dwelling or building shall be occupied until the car parking space(s) serving the respective dwelling (including associated visitor/unallocated parking and car club space) has been constructed and provided in accordance with the approved details. Once provided, the spaces shall thereafter be permanently retained at all times for their designated purpose.

Reason: *To ensure the provision of well-located car-parking facilities and sustainable parking to serve the development in accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011, Saved Policy TR9 of the Worthing Local Plan, 2003 and para 110 of the NPPF 2019.*

19. No phase of the development shall be first occupied until Electric Vehicle Charging spaces ('EV spaces') and operational charging apparatus, for that phase, have been provided in accordance with plans and details, (including details and charging rates for charging apparatus and on-going maintenance for active EV spaces, and details of ducting/cabling for passive EV spaces), have been submitted to and approved by the Local Planning Authority. The EV spaces and associated charging apparatus, ducting and cabling shall be permanently maintained in effective working order thereafter.

Reason: *To ensure the provision of well-located Electric Vehicle Charging spaces to serve the development in accordance with policies 16, 18 & 19 of the Worthing Borough Council Core Strategy 2011 and para 110 of the NPPF 2019.*

20. No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with policies 16 & 19 of the Worthing Borough Council Core Strategy 2011, Saved Policy TR9 of the Worthing Local Plan, 2003 and para 110 of the NPPF 2019.*

Travel Plan

21. The development shall be implemented in full accordance with the provisions of the Residential Travel Plan by Caneparo Associates, of January 2021, including the Action Plan at Chapter 7, and the Measures & Initiatives and Monitoring & Review at Chapters 5 & 6, (unless the Local Planning Authority gives prior written approval for any variation in consultation with the Highway Authority). The applicant shall provide review reports to the County Highway Authority in accordance with the Action Plan at Chapter 7, and any proposals for further use of measures and initiatives if targets are not being met, which shall be agreed in writing by the County Highway Authority and implemented.

Reason: *To encourage and promote sustainable transport in accordance with policy 19 of the Worthing Core Strategy 2011 and NPPF, 2019.*

Drainage

22. Development of a phase shall not commence, other than works of site survey and investigation, until details of the proposed means of:
- i. foul drainage disposal, and
 - ii. surface water drainage disposal,

for that phase have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The design of surface water drainage shall 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 recommendations of the SuDS Manual produced by CIRIA and shall maintain existing surface water flow paths across the site, including mitigation measures for any areas of high risk. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system and foul drainage serving that building has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure adequate foul and surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy 12 & 15 of the Worthing Core Strategy 2011.*

23. Development of each phase shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system for that phase, the owner or management

company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate foul and surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy 12 & 15 of the Worthing Core Strategy 2011.*

24. Immediately following implementation of the approved surface water drainage system and prior to occupation of a phase of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented drainage scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure adequate foul and surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy 12 & 15 of the Worthing Core Strategy 2011.*

25. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: *To minimise and manage risks associated with existing site contamination to prevent harm to human health and to protect the water environment including groundwater in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.*

Remediation

26. No development within each phase, including any demolition, shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the Local Planning Authority. This strategy will include the following components:

i). A preliminary risk assessment which has identified:

- a. all previous uses;
- b. potential contaminants associated with those uses;
- c. a conceptual model of the site indicating sources, pathways and receptors; and
- d. potentially unacceptable risks arising from contamination at the site.
- e. provision for further investigations following demolition of the buildings on the site, in accordance with the recommendations of the Combined Geotechnical and

Ground Contamination Risk Assessment by Ashdown Site Investigation Ltd. (Reference: R18-13236), submitted with this outline application.

ii). A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

iii). The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in accordance with the remediation strategy thereby approved unless the Local Planning Authority gives prior written approval for any variation.

Reason: *To minimise and manage risks associated with existing site contamination to prevent harm to human health and to protect the water environment including groundwater in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.*

27. Prior to a phase being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: *To minimise and manage risks associated with existing site contamination, to prevent harm to human health and to protect the water environment, including groundwater in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.*

28. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as thereby approved.

Reason: *To minimise and manage risks associated with existing site contamination, to prevent harm to human health and to protect the water environment including groundwater in accordance with paras 170, 178 - 180 of*

the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.

Piling and Groundwater

29. Piling and the use of penetrative construction methods shall not be carried out unless a full piling risk assessment and method statement, including consideration of contaminants, groundwater and aquifers and methods to minimise risk of contamination, has been submitted to and approved in writing by the Local Planning Authority. Piling and penetrative methods shall only be carried out in accordance with the details thereby approved details.

Reason: *To minimise and manage risks associated with existing site contamination, to prevent harm to human health and to protect the water environment including groundwater in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.*

Noise

30. Construction work within a phase shall not commence until a scheme for protecting the proposed noise sensitive development within that phase from external noise has been submitted to and approved by the Local Planning Authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall include a ProPG Planning & Noise assessment, have regard to the principles contained within Planning Noise Advice Sussex Guidance (July 2015) and shall achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential development from noise.

Reason: *In order to protect proposed residents from noise in accordance with policies 12, 13 & 16 of the Worthing Borough Core Strategy, 2011 and Saved policies RES7 and H18 of the Worthing Local Plan, 2003.*

31. i) No external fixed plant shall be installed until a scheme for attenuating noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall have regard to the principles of BS4142: 2014 and achieve a difference between the rating level and background noise level of -10dB. And shall not exceed a maximum sound pressure level of LAeq,15min (dB) at 1m from any noise sensitive premises.
- ii) A test to demonstrate compliance with the scheme shall be undertaken within 1 month of first occupation of the building or premises on which the external plant has been installed and the results submitted to and approved in writing to the Local Planning Authority and any resulting remedial actions recommended by the Local Planning Authority shall be undertaken within an agreed timeframe.

Reason: *In order to protect proposed residents from noise in accordance with Saved policies RES7 and H18 of the Worthing Local Plan, 2003.*

Construction Management

32. No development within a phase shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period for that phase. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- a) the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the Air Quality Management Area (AQMA).
- b) the method of access and routing of vehicles during construction,
- c) safety and timetabling provisions to minimise risks from development traffic during school drop-off and collection times,
- d) the parking of vehicles by site operatives and visitors,
- e) the loading and unloading of plant, materials and waste,
- f) the location of any site compound and site office, including details of any external lighting
- g) the storage of plant and materials used in construction of the development,
- h) the erection and maintenance of security hoarding and gate (s),
- i) a commitment to no burning on site,
- j) A Dust Management Plan incorporating the dust control measures specified in Appendix 4 of the Air Quality Assessment (ref: J3442A/1/F4 dated 17 January 2020),
- k) measures in place to deal with minimise risk of and respond to any accidental spillages including containment and clear-up,
- l) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- m) Efficient construction and operational waste management,
- n) details of public engagement, including neighbouring and nearby residents and schools, (including the nearby pre-school use at the United Reformed Church Shaftesbury Avenue), both prior to and during construction works,
- o) details of any onsite lighting required during development works

The Construction Environment Management Plan shall include arrangements for monitoring and effective enforcement and shall contain a construction method statement which be implemented and adhered to throughout development works.

Reason: *In the interests of highway safety and the amenities of the area, to minimize traffic generated by the development and noise and pollution during the construction phase in accordance with Policy 16 of the Worthing Borough Council Core Strategy 2011 and Saved Policy RES7 of the Worthing Local Plan, 2003 and para 108 of the NPPF 2019.*

33. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday - Friday 07:30 - 18:00 Hours

Saturday 08:00 - 13:00 Hours

On Sundays and Bank Holidays no work permitted.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority, at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To safeguard the amenities of neighbouring occupiers during the period of development works in accordance with Policy 16 of the Worthing Borough Council Core Strategy 2011 and Saved Policy RES7 of the Worthing Local Plan, 2003 and para 108 of the NPPF 2019.*

Archaeology

34. i) No development or demolition works within each phase shall commence until a Written Scheme of Investigation (below-ground archaeological investigation and recording), for that phase, which should include provision for on-site field survey and recording and the analysis reporting publishing and archiving of the results has been submitted to and approved by the Local Planning Authority.
- ii) The Written Scheme of Investigation approved under i) above shall be implemented and fully adhered to during the course of development, (including any below ground works), and shall fulfil all steps of recording, analysis, reporting, publishing and archiving of the results contained within it.

Reason: *In order to ensure that heritage assets of archaeological interest will be adequately recorded before development and subsequently will be adequately reported in accordance with Policy 16 of the Worthing Core Strategy 2011 and para 189 of the NPPF, 2019.*

Informatives / Notes to Applicant

01. Legal Agreement

This outline planning permission is subject to the s.106 legal agreement dated 28th April 2021, concerning the provision of affordable housing, highway, access and transportation measures; health and recreation provisions, site management, air quality and use of Durrington Bridge House.

02. The Applicant is reminded that the development the subject of this decision notice is liable for Community Infrastructure Levy (CIL). A CIL Liability Notice will be issued to the liable person(s) and a CIL Land Charge added to the register. CIL

will become liable upon commencement of the development with the liable person(s) required to submit a CIL Commencement Notice at least one day before the development commences. Further information can be found on the Council's website via the link <https://www.adur-worthing.gov.uk/planning-policy/infrastructure/>

In calculating individual charges for the levy, regulation 40 (as amended by the 2014 Regulations), requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically. To reduce the need for repeated re-calculation indexing will be applied from the previous 1st November of the date of the CIL Liability Notice to the previous 1st November of the date the payment is due using the national all in Tender Price Index.

03. Highway Matters

i) Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

ii) Works within the Highway - Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

iii) Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

iv) Traffic Regulation Order(s)

The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed waiting restrictions at the end of Barrington Road - western end. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

v) Temporary directional signs to major housing developments

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here:

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

vi) Provision of Adoptable Highway

If it is the intention of the applicant to offer any of the roads and associated highways infrastructure for adoption under S38 of the Highways Act 1980, the applicant should apply to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

vii) Footpath/Cycleway

In respect of condition 17 above, the provision of the two-way footpath/cycleway is required prior to the first occupation of any dwelling, by reason of Schedule 3 (1.1) of the Legal Agreement of 28th April 2021

viii) Travel Plan

Monitoring of the Travel Plan and liaison with the Highway Authority (West Sussex County Council), is an important element of that Plan. The relevant team at the Highway Authority the Local Transport Improvement Team, County Hall, West Street, Chichester, West Sussex, PO19 1RQ
<http://www.westsussex.gov.uk/>

04. Electric Vehicle Charging

For the purposes of condition 18 it should be noted that the requirements of the West Sussex Country Council Guidance on Parking at New Developments, 2019 requires an increased percentage of live Electric Vehicle charging spaces, from the current level of 28%, increasing by annual increments of 4% to 5% up to 70%

in 230, and this should be reflected in the proposed provision under condition 18 and in the Reserved Matters submissions.

05. Sustainability

For the purposes of condition 7 the Worthing Borough Council, Core Strategy 2011 sets out a baseline of 10% use of energy from renewable sources in new developments. The Council's subsequent declaration of Climate Change Emergency in 2019 is relevant and is likely to require the provision of a higher proportion of renewable energy for this development.

The outline planning application also notes that opportunities may exist for Combined Heat and Power (CHP) systems using low carbon fuels, and for solar power, ground or source heat pumps and provision of smart meters linked to Building Energy Management Systems (BEMS).

It is also possible that the design of ventilation and heating for parts of the development will need to take into account the attenuation of noise from external sources, such as the railway or adjoining commercial premises. This may necessitate the use of mechanical heat of a Mechanical Ventilation with Heat Recovery (MVHR) system, details of which may also be required for the purposes of the noise attenuation condition 28 of this permission.

A proportion of homes should be made Accessible and Adaptable dwellings as defined by current Building Regulations Document M category M4 (2) and Wheelchair User Dwellings under category M4 (3). Early discussion with the Local Planning Authority is recommended to identify current needs for the purposes of the Reserved Matters submission.

Provisions for efficient use of water should aim to achieve water use of less than 105 litres/person/day.

06. Fire Safety

A fire safety assessment will be needed under Building Regulations including safe escape routes. For flatted development, this may necessitate the provision of systems which allows access between individual stairwells/cores of the building in the event of a fire. The detailed plans should include provision for emergency vehicles and hydrants attached to mains which are suitable for firefighting. The applicant should contact a Building Regulations advisor for guidance in the preparation of Reserved Matters submissions.

07. High Quality Sustainable Design

The provision of high quality, safe and accessible buildings and places is a fundamental requirement under the National Planning Policy Framework (NPPF), 2019, which should be central to the Reserved Matters submission. Regard should be had to the impacts of the site upon its context, neighbours and wider townscape and the requirements of sustainable development. Provisions for

sustainable transport and energy are also of great importance in ensuring that responds to the needs of climate change and highway impacts.

08. Biodiversity

In respect of protected species and habitat, the applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000. Under the 2000 Act, it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG. Their telephone number is 020 7627 2629. The bird nesting season can be considered to be March to September. You are advised to contact Natural England for further information at Natural England, Customer Services, Guildbourne House, Chatsworth Road, Worthing, West Sussex BN11 1LD (Tel: 0300 060 3900).

Works should also take into account requirements of Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000, in relation to nesting birds and to avoid damage or disturbance of nests during the period 28th February until 1st August and it is recommended that vegetation works (tree or hedge cutting) or any clearance should be done outside of this nesting season.

09. Trees

The applicant is strongly advised to ensure that the contractor carrying out the work is made aware of the above conditions. Should the works carried out exceed that which is permitted then it may be open to the Local Planning Authority to take prosecution action against the owner of the tree(s) and the contractor. If the applicant is unclear about any aspect of the specification for works, they are strongly advised to contact the Council's Arboricultural Officer prior to the commencement of the works.

10. Drainage

Infiltration rates for soakage structures (if used) are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the

Council's Engineers. Further detail regarding our requirements are available on the following webpage

<https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms>. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions.

11. Southern Water - Drainage & Water supply

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: <https://beta.southernwater.co.uk/infrastructurecharges>.

The initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

It is also possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

A formal application for connection to the public sewerage system is required in order to service this development, Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

<https://beta.southernwater.co.uk/infrastructure-charges>

Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

No excavation, mounding or tree planting should be carried out within 6 metres of the public water distribution main without consent from Southern Water.

No new soakaways should be located within 5 metres of a public water distribution main.

All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

12. Environment Agency

The Environment Agency advises that surface water drainage from car parking areas and roads has the potential to contain pollutants and hazardous substances. A risk assessment to be carried out to determine the level of treatment required prior to the water from these areas being discharged. We would refer the developer to the Ciria SuDs manual C753, for industry best practice, also <https://www.susdrain.org/>.

Dewatering: Shallow groundwater and perched water is likely to be present close to the ground surface, and therefore it is possible that dewatering will be required. Please be advised that any dewatering associated with this development will require an Environmental Permit from us under the Environmental Permitting (England & Wales) Regulations 2016, unless an exemption applies. The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit. Additional 'Environmental Permitting Guidance' can be found on the gov.uk website: <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>.

You are advised to contact our National Customer Contact Centre for further advice and to discuss the issues likely to be raised. They can be contacted by telephoning 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

13. Network Rail

Network Rail strongly recommends the developer contacts AssetProtectionLondonSouthEast@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works.

More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>

Further detailed advice is contained within the Network Rail letter 28th February, 2020 (by email).

Access: In accordance with the Legal Agreement dated 28th April 2021, further discussion with Network Rail should be undertaken in the preparation of the Reserved Matters submission regarding provision of access between the site and railway station.

14. Southern Power Network

If the proposed works are located within 6m of a substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in

accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more storeys with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying. In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

- a. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.
- b. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.
- c. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation.
- d. If noise attenuation methods are found to be necessary we would expect to recover our costs from the developer.

Other points to note:

- e. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.
- f. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.
- g. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.
- h. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

- i. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department at: UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

Allan Ramsay, Business Support, Property & Consents (EPN), UK Power Networks, Barton Road, Bury St Edmunds, IP32 7BG. Tel: 03301 591841 E-mail consents@ukpowernetworks.co.uk

- 15. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

- 16. 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.

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)
(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. 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

Appeals to the Secretary of State

1. 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.
2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at <https://acp.planninginspectorate.gov.uk> or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).
3. 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.
4. 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.
5. 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.
6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Purchase Notices

7. 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.
8. 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 Planning Act 1990.
9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.
10. 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 Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was

made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).