WORTHING BOROUGH COUNCIL

Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1489/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (LANDSCAPING) AND 10 (CONSTRUCTION MANAGEMENT PLAN) OF APPLICATION AWDM/1141/22.

Location of Development
MILLER HOUSE 14 - 16 FARNCOMBE ROAD WORTHING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
22/01/2025

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 22/01/2025

5 The development shall not be commenced unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping which shall include details of all existing trees and planting on the site, and details of any to be retained, together with measures for their protection during the course of development. The soft landscaping scheme shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. Hard landscaping scheme shall include hard surfacing materials, finished levels and location and details of biodiversity measures. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

Reason: *In the interests of visual amenity and the environment and to comply with Policy 16 of the Worthing Core Strategy.*

Approved Date - 22/01/2025

10 No development shall take place, including any works of demolition, until a Construction Management Plan 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. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

the anticipated number, frequency and types of vehicles used during construction -HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
the method of access and routing of vehicles during construction;
the parking of vehicles by site operatives and visitors;
the loading and unloading of plant, materials and waste;
the storage of plant and materials used in construction of the development;
the erection and maintenance of security hoarding;
a commitment to no burning on site;
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);
details of public engagement both prior to and during construction works;
methods to control dust from the site.

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
CMP		20.11.2024
PROPOSED LANDSCAPE GA PLAN	1001 P02	20.11.2024
PROPOSED PLANTING & BIODIVERSITY ENHANCEMENT PLAN	2001 P02	20.11.2024
SOFT LANDSCAPE SPECIFICATION	LAN-SPE-0330 P02	20.11.2024

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