



WORTHING BOROUGH COUNCIL

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1992

APPLICATION NUMBER: AWDM/0056/22

Construction of 3no. buildings providing 11no. light industrial units (Class E(g)) with associated car parking, landscaping and acoustic fence to north side of access road.

Former Edf Car Park Southdownview Road Worthing West Sussex

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Council hereby notify you that they PERMIT under Regulation 3 of the Town and Country Planning General Regulations, 1992, the above development, in accordance with the application and relevant correspondence registered on 21st January 2022.

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

Gary Peck
Planning Services Manager
09/02/2023

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
BREEAM PRE-ASSESSMENT REPORT		21.01.2022
TRAVEL PLAN		21.01.2022
TRANSPORT STATEMENT		21.01.2022
LOCATION PLAN	DR-A-1000 REV P2	21.01.2022
EXISTING SITE PLAN	DR-A-1100 REV P3	21.01.2022
PROPOSED SITE PLAN	DR-A-2100 REV P9	21.01.2022
PROPOSED FLOOR PLANS UNITS 1-4	DR-A-2200 REV P2	21.01.2022
PROPOSED FLOOR PLANS UNITS 5-9	DR-A-2201 REV P1	21.01.2022
PROPOSED FLOOR PLANS UNITS 10-11	DR-A-2202 REV P2	21.01.2022
PROPOSED ELEVATIONS UNITS 1-4	DR-A-2300 REV P2	21.01.2022
PROPOSED ELEVATIONS UNITS 5-9	DR-A-2301	21.01.2022
PROPOSED ELEVATIONS UNITS 10-11	DR-A-2302 REV P2	21.01.2022
EXISTING SITE SECTIONS	DR-A-2320 REV P2	21.01.2022
PROPOSED SITE SECTIONS	DR-A-2321 REV P2	21.01.2022
PROPOSED TYPICAL UNIT SECTIONS	DR-A-2330 REV P1	21.01.2022
PROPOSED PERSPECTIVE VIEWS	DR-A-2910 REV P1	21.01.2022
DESIGN & ACCESS STATEMENT		21.01.2022
BOREHOLE LOG BH1		21.01.2022
DRAINAGE CALCULATIONS EDF	REV C	21.01.2022
DRAINAGE CALCULATIONS ROAD	REV A	21.01.2022

Reference/Drawing Number	Version	Date Rec
SUDS DRAINAGE MAINTENANCE SCHEDULE		21.01.2022
SURFACE WATER DRAINAGE DESIGN SUMMARY & CALCULATIONS		21.01.2022
PROPOSED LEVELS STRATEGY & EXCEEDANCE FLOW - SHT 1	D1933-PL100 D	21.01.2022
PROPOSED LEVELS STRATEGY & EXCEEDANCE FLOW - SHT 2	D1933-PL101 D	21.01.2022
IMPERMEABLE AREAS & CATCHMENT APPRAISAL - SHT 1	D1933-PL200 A	21.01.2022
IMPERMEABLE AREAS & CATCHMENT APPRAISAL - SHT 2	D1933-PL201 A	21.01.2022
PROPOSED DRAINAGE STRATEGY PRELIMINARY DESIGN - SHT 1	D1933-PL300 D	21.01.2022
PROPOSED DRAINAGE STRATEGY PRELIMINARY DESIGN - SHT 2	D1933-PL301 D	21.01.2022
PROPOSED DRAINAGE STRATEGY OFF SITE FW RISING MAIN-SHT 3	D1933-PL302 C	21.01.2022
DYNAMIC PROBE RESULTS		21.01.2022
ARBORICULTURAL SURVEY	5693/21-01 REV 1	21.01.2022
ARBORICULTURAL IMPACT ASSESSMENT	5693/21-02 REV 2	21.01.2022
APPENDIX 1 : TREE CONSTRAINTS PLAN	5693/21-01 REV 2	21.01.2022
APPENDIX 3 : TREE RETENTION PLAN	5693/21-01 REV 2	21.01.2022
APPENDIX 4 : TREE PROTECTION PLAN	5693/21-01 REV 2	21.01.2022
EXISTING SITE PLAN	DR-A-0002 REV P1.0	21.01.2022
TOPOGRAPHICAL SURVEY SHEET 1 OF 2	GEO-19-009 REV A	21.01.2022
TOPOGRAPHICAL SURVEY SHEET 2 OF 2	GEO-19-009 REV A	21.01.2022
NOISE IMPACT ASSESSMENT REPORT		21.01.2022
AIR QUALITY ASSESSMENT		21.01.2022
SUPPLEMENTARY GROUNDWATER LEVEL MONITORING	ISSUE 1	21.01.2022
BOREHOLE LOG WS1		21.01.2022

Reference/Drawing Number	Version	Date Rec
PART 1 ENVIRONMENTAL ASSESS REPORT	ISSUE 1	21.01.2022
PART 2 ENVIRONMENTAL ASSESS REPORT	ISSUE 1	21.01.2022

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the development hereby permitted (including the windows and doors of the buildings) shall consist of those annotated on the approved plans unless otherwise approved in writing by the Local Planning Authority.

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

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the use of the development hereby permitted shall be limited to Class E(g) of the Town and Country Planning (Use Classes) Order 2020 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *To safeguard the local economy and the amenity of nearby residential occupiers having regard to policy 4 of the Worthing Core Strategy and saved policies RES7 and H18 of the Worthing Local Plan.*

05. No development, including site works of any description, shall take place on the site unless and until all the existing trees identified for retention on the approved Tree Retention Plan PJC/5693/21/A have been protected in accordance with an arboricultural method statement and tree protection plan to include protection measures during and after construction and any construction exclusion zones in accordance with BS5837:2012 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposals for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority.

Reason: *To protect the trees from damage and to comply with policy 16 of the Worthing Core Strategy.*

06. Development shall not progress beyond slab or foundation stage unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the site to be retained and details of not less than 9no. heavy standard specimen trees to replace those shown on the approved Tree Retention Plan PJC/5693/21/A as being removed. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants 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. The approved details of hard landscaping shall be completed prior to first occupation of any building.

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

07. No external lighting or floodlighting shall be installed on any building or elsewhere on the development, including the access drive, except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy 16 of the Worthing Core Strategy and saved policy RES7 of the Worthing Local Plan.*

08. No external working or storage outside of the light industrial buildings hereby permitted shall take place at any time.

Reason: *In the interests of amenity and to ensure adequate provision for the parking of vehicles having regard to saved policies TR9, RES7 and H18 of the Worthing Local Plan.*

09. No development or site works shall commence unless and until details of the finished floor levels of the buildings in relation to the existing ground levels, and details of any proposed earthworks including the excavation, levelling or mounding of land either across the site or adjacent to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the details approved under this condition.

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

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the buildings hereby permitted shall not be extended or externally altered nor any ancillary building or structure erected or installed within their curtilage.

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

11. No part of the development shall be occupied until such time as the access road serving the development has been constructed in accordance with Drawing 2020/5676/001 within the submitted Transport Statement.

Reason: *In the interests of highway safety.*

12. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved Site Plan. These spaces shall thereafter be retained for their designated purpose including those designated for use by larger vehicles/loading.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and saved policy TR9 of the Worthing Local Plan.*

13. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

14. 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 demolition and construction period. The Plan shall provide details as appropriate but not necessarily restricted to the following matters:-

- (i) the anticipated number, frequency and types of vehicles used during construction;
- (ii) the method of access and routing of vehicles during construction;
- (iii) the parking of vehicles by site operatives and visitors;
- (iv) the loading and unloading of plant, materials and waste;
- (v) the storage of plant and materials used in construction of the development;
- (vi) the erection and maintenance of security hoarding;
- (vii) the provision of wheel-washing facilities and other facilities to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- (viii) details of public engagement both prior to and during construction works;
- (ix) measures to control the emission of dust and dirt during construction.

Reason: *In the interests of highway safety and amenity.*

15. The measures detailed within the submitted Travel Plan 2020/5676/TP02 shall be implemented and promoted in accordance with the aims, objectives and timescales outlined within the Travel Plan, including the appointment of a named

Travel Plan Co-ordinator, and the Travel Plan shall thereafter be managed and reviewed as detailed in Section 6 to ensure it achieves its stated aims.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework.*

16. No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Southdownview Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interests of highway safety.*

17. No building shall be occupied until a footpath from the site entrance on Southdownview Road to the eastern end of the site access road has been provided in accordance with details of its alignment, design and construction which have been submitted to and approved in writing by the Local Planning Authority.

Reason: *To secure satisfactory standards of access having regard to Manual for Streets.*

18. No development shall be occupied unless and until a Noise Management Plan identifying the main sources of noise and methods of controlling them has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan should specifically include measures to restrict the size of delivery vehicles to 7.5 tonnes, restrict Forklift trucks used on the site to a low noise electric type, require reversing alarms on Forklift trucks to be a white / pink noise signal and a digital speed indicator sign on the access road. Thereafter the Noise Management Plan shall be adhered to at all times the light industrial units hereby permitted are in use.

Reason: *In the interests of amenity and to comply with saved policy RES7 of the Worthing Local Plan.*

19. No external fixed plant necessary for the implementation of the development hereby permitted shall be installed, fitted to any building or constructed on the site unless a noise attenuation scheme for the external fixed plant has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the principles of BS 4142:2014+A1:2019 and ensure there is no detrimental impact to the nearest residential dwellings. A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturer's guidance. Thereafter no external fixed plant shall be installed, fitted to any building or constructed on the site other than in an application on that behalf.

Reason: *In the interests of amenity and the environment in accordance with saved policy RES7 of the Worthing Local Plan.*

20. No working, trade or business (including the arrival, reception or despatch of deliveries) shall take on any premises except between 0700hrs and 1900hrs on Monday to Friday, and between 0800hrs and 1400hrs on Saturdays, with no working, trade or business on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to saved policies RES7 and H18 of the Worthing Local Plan.*

21. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) 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.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the 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. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and

arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and saved policy RES9 of the Worthing Local Plan.*

22. All works of demolition and construction on the site, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to between 08:00 and 18:00hrs on Monday to Friday, and between 09:00 and 13:00hrs on Saturdays. No works shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan.*

23. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water and the Lead Flood Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations as well as acceptable discharge points, rates and volumes; and the recommendations of the SuDS Manual produced by CIRIA. 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 serving the development 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 drainage and to comply with the National Planning Policy Framework.*

24. Development 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, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework.*

25. The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or

obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework.*

26. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework.*

27. No part of the development shall be first occupied unless and until not less than 21no. active EV (electric vehicle) charging points and associated infrastructure and passive EV infrastructure to service the remainder of the parking provision has been implemented on the site.

Reason: *To ensure the provision of sustainable development in accordance with the policies of the NPPF.*

28. Prior to the commencement of the development details of the proposed boundary treatments with neighbouring sites/land, including details of the siting, design and construction of acoustic fencing and hedging along the northern side of the access road adjoining the site boundary with Broadwater Apartment, shall be submitted to and approved in writing by the Local planning Authority. No part of the development shall be first occupied unless and until the boundary treatments as agreed have been implemented and shall thereafter be retained.

Reason: *In the interests of visual and residential amenity and to comply with policy 16 of the Worthing Core Strategy and RES 7 of the saved Worthing Local Plan.*

29. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied unless and until a post construction review (PCR) based on an interim design stage assessment and/or a post construction assessment (PCA) has been undertaken and certification provided to demonstrate that the 'as built' performance and rating of the development has achieved a BREEAM rating no lower than 'Very good'.

Reason: *To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to the National Planning Policy Framework and policy 17 of the Worthing Core Strategy.*

30. Not less than 10% of the predicted total energy requirements of the development hereby permitted shall be met or secured by decentralised and renewable and/or low carbon energy sources (e.g. biomass, ground source heating and cooling, solar thermal and photovoltaic generation) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall not be built or constructed other than in full accordance with any such approved measures and such approved measures shall be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: *To ensure that the development is sustainable and to optimizes the potential for energy efficiency, low carbon and renewable energy having regard to the National Planning Policy Framework and policy 17 of the Worthing Core Strategy and the Worthing Planning and Climate Change Interim Checklist (2020).*

31. No development works other than site survey and investigation shall take place unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water which shall include the following components:
- A Hydrogeological Risk Assessment shall be completed and this information shall be instilled within all required design reports and CEMP. This should not be a contaminated land report.
 - A Foundation Assessment and/or Piling Risk Assessment to address cross contamination, contamination, and turbidity issues. A piling methodology shall be agreed in consultation with Southern Water and no piling shall be permitted until turbidity water quality issues are fully mitigated. The adopted piling methodology requires approval from Southern Water.
 - All other construction to take place at least 5 m above the water table. The Developer is advised that this will need to account for seasonal groundwater level fluctuation and winter peaks. The only method to accurately collect this data is continuously. At least one winter season should be monitored and this is defined as October to March of any given year.
 - The CEMP to address turbidity impacts to the Chalk and contamination safeguarding. All mitigation and management plans should be included in this document.

The development shall thereafter only be implemented in accordance with the agreed Construction Environmental Management Plan.

Reason: *In the interests of environmental protection and public health and to ensure that the risk to the Chalk Aquifer has been appropriately mitigated, in compliance with the National Planning Policy Framework, policy 15 of the Worthing Core Strategy and saved policy RES9 of the Worthing Local Plan.*

32. Prior to the commencement of the development details showing the proposed location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County

Council's Fire and Rescue Service. Thereafter, the agreed provision shall be implemented prior to first occupation of any part of the development.

Reason: *In the interests of amenity and in accordance with policy 12 of the Worthing Core Strategy and in accordance with The Fire & Rescue Service Act 2004.*

Informatives / Notes to Applicant

01. 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.
02. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk
03. Southern Water Advice

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern

Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

04. 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.

05. Sussex Police - Secured By Design

The Applicant is directed to www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 Version 2 document can be found. This is a comprehensive document that encapsulates both commercial developments where the public have no formal access, e.g. factory or office buildings, and those where public access is integral to the commercial use such as retail premises, leisure centres and public buildings. This document will be able to provide the applicant with in-depth crime prevention advice pertinent to the design and layout.

Should CCTV be a consideration the following documents will be of assistance to the applicant:

Details regarding CCTV and Data Protection can be found at the Information Commissioners Office website at:

<https://icosearch.ico.org.uk/s/search.html?query=CCTV&collection=ico-meta&profile=default>

CCTV guidance for police requirements:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requireme22835.pdf

The installation of an intruder alarm is a matter for the specifier, but consideration should be given to the installation of an intruder alarm as required by the eventual commercial tenants.

The applicant is referred to Chapter 64 paragraphs 64.1 and 64.2 of the Secured by Design Commercial Developments 2015 guide.

With regards to the securing of cycles within the development - the applicant is referred to Secured by Design (SBD) Commercial 2015 Chapter 46 which states: The securing of cycles left unattended must be considered within the design of any new commercial premises. The cycle stand must facilitate the locking of both wheels and the crossbar. 46.4 states that minimum requirements for such equipment are:

- Galvanised steel bar construction (minimum thickness 3mm) filled with concrete
- Minimum foundation depth of 300mm with welded 'anchor bar'.

Advice on bin stores can be found in Secured by Design (SBD) Commercial 2015 Chapter 22 22:2 through to 22.3. Additionally, Chapter 27 27:1 through to 27:2.

The applicant may also wish to consider applying for a Parkmark accreditation for the car parking areas within the development. Parkmark and the Safer Parking Scheme is owned by Police Crime Prevention Initiatives Ltd on behalf of the police service and managed by the British Parking Association. It is aimed at reducing both crime and the fear of crime in parking facilities. Details can be found at www.parkmark.com

With regards to any landscaping and boundary treatments SBD recommend that ground planting should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area.

Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS5489-1:2020

06. Advise to applicant in relation to Condition 23:

Infiltration rates for soakage structures 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.

TOWN AND COUNTRY PLANNING ACT 1990

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 the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
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.

Purchase Notices

6. 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. 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.
7. 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).