



ADUR DISTRICT COUNCIL

Michael Calderbank
Portakabin Limited
New Lane
Huntington
York
North Yorkshire
YO32 9PT
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1604/25

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (CEMP), 6 (SCHEDULE OF MATERIALS AND FINISHES), 8 (LEVELS) AND 9 (HARD AND SOFT LANDSCAPING) OF APPLICATION AWDM/0759/23.

Location of Development

**LAND NORTH OF EASTBROOK MANOR COMMUNITY CENTRE WEST ROAD
SOUTHWICK 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.

Gary Peck
Head of Planning & Development
10/03/2026

SCHEDULE

Approved Date - 05/03/2026

- 4 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;
 - 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;
 - 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);
 - Access arrangements from the public highway, including temporary accesses and alterations to existing accesses;
 - details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

Approved Date - 05/03/2026

- 6 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 05/03/2026

- 8 Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of amenity and the environment having regard to policy 15 of the Adur Local Plan.*

Approved Date - 05/03/2026

- 9 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

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
CEMP	v2.0	23.02.2026
DRAINAGE LAYOUT	120A	29.12.2025
GA ELEVATIONS	D-A-2001 P04	29.12.2025
ROOF PLAN	D-A-1002 P02	29.12.2025

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