WORTHING BOROUGH COUNCIL

Mr Andrew Lock
Westbrooke Developments
17a Buckingham Road
Worthing
West Sussex
BN11 1TH
United Kingdom

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/0938/25**

Details of Development
**APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (CONSTRUCTION MANAGEMENT PLAN), 17 (SURFACE WATER DRAINAGE) AND 20 (FOUL DRAINAGE) OF APPLICATION AWDM/1618/23.**

Location of Development
**UNION PLACE CAR PARK UNION PLACE 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
Head of Planning & Development
23/10/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

## SCHEDULE

**Approved Date - 23/10/2025**

7 No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development 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:-

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 AQMA.
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste, including use of a banksman as appropriate,
e) the location of any site compound, office, welfare facilities
f) the location of storage of plant and materials used in construction of the development,
g) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,
h) site lighting, including measures to minimise light nuisance,
i) a commitment to no burning on site,
j) 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),
k) details of public engagement both prior to and during construction works to advise residents and workers of neighbouring land of works and possible emissions and noise from the scheme during remediation work,
l) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary,
m) methods to control dust and fumes from the site, including from engines,
n) methods to manage the impact of noisy activities to limit the disturbance with adjoining neighbours,
o) construction waste management strategy and,
p) Proposed hours of working

The development hereby approved shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority.

**Reason**: *In the interest of amenity and to control the development in detail.*

**Approved Date - 23/10/2025**

17 With the exception of any demolition and clearance works and remediation, 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. The design should be in general accordance with the submitted surface water drainage scheme (as amended) in support of the planning application unless agreed otherwise with the Local Planning Authority. No apartment building shall be occupied until the surface water drainage system serving that part of 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. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

**Reason**: *To ensure adequate surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere and to ensure that detailed drainage design does not harm groundwater resources in accordance with Policies DM20 & DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

**Approved Date - 23/10/2025**

20 No development (excluding site clearance works) shall take place until details of foul drainage, which shall be in broad accordance with the Flood Risk and Drainage Strategy submitted in support of the planning application, have been submitted to and approved in writing by the Local Planning Authority in liaison with Southern Water. No dwelling associated shall be occupied until the drainage works have been carried out in accordance with the approved details.

**Reason**: *To ensure adequate foul water drainage in accordance with Policies DM20 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

Informatives / Notes to Applicant

01. Once the contractor is appointed, please email their contact details to environmental.health@adur-worthing.gov.uk. This will ensure the team has a contact person should there be any complaints from the public.

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 |
|---|---|---|
| EXCEEDANCE PLAN | DP-C-1103 C01 | 16.07.2025 |
| DRAINAGE LAYOUT SHEET 1 OF 2 | DP-C-1105 C01 | 16.07.2025 |
| DRAINAGE LAYOUT SHEET 2 OF 2 | DP-C-1106 C01 | 16.07.2025 |
| PUBLIC SEWER CONNECTION PLAN | DP-C-1107 C01 | 16.07.2025 |
| STAGE 5 SURFACE WATER CALCULATIONS | CA-C-9007 | 16.07.2025 |
| STAGE 5 SURFACE WATER CALCULATIONS SE CORNER | CA-C-9008 | 16.07.2025 |
| SOUTHERN WATER LETTER RE SEWERAGE | | 16.07.2025 |
| CMP | | 16.07.2025 |
| TECHNICAL RESPONSE NOTE | E8513 RE004 | 14.08.2025 |
| EXCEEDANCE PLAN | DP-C-1103 C02 | 14.08.2025 |
| MANHOLE SCHEDULE SHEET 1 OF 3 | SH-C-1151 C02 | 14.08.2025 |
| MANHOLE SCHEDULE SHEET 2 OF 3 | SH-C-1152 C01 | 14.08.2025 |
| MANHOLE SCHEDULE SHEET 3 OF 3 | SH-C-1153 C01 | 14.08.2025 |

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