Site Set Up Statement

Discharge of Condition 3 relating to NOTICE/0012/24

The Atrium
3 The Causeway
Worthing
West Sussex

On Behalf of
TCW Development Ltd

Prepared by
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1. ACCOMPANYING STATEMENT

1.1 This statement has been prepared in support of a discharge of condition application for the Change of use from offices (use class e(g)(i)) to 48 no. Residential units (c3) comprising 15 no. 1 bed 1 person, 28 no. 1 bed 2 person and 5 no. Two bedroom 3 person flats at The Atrium, 3 The Causeway, Worthing, West Sussex:

1.2 The application relates to condition 3 of planning reference NOTICE/0012/24, which was issued by Adur and Worthing Borough Council on 30/09/2024. The condition reads:

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

1.3 The Condition seeks to ensure that appropriate arrangements are made for managing the construction phase in a safe and neighbour-sensitive manner, minimising disruption to local amenity, traffic flow, and the surrounding environment.

1.4 In support of this requirement, drawing 2131-213 (“Proposed Set Up During Construction Layout”) has been prepared and submitted with this application.

2. KEY SITE MANAGEMENT MEASURES

2.1 Drawing 2131 - 213 (Proposed Set Up During Construction Layout) demonstrates the following key features to ensure a well-managed and safe construction process:

2.2 **Access and Security**

I. The site will be secured with full perimeter hoarding, including sliding panels to enable controlled access.

II. Dedicated pedestrian access has been identified and segregated from construction traffic to ensure safety for site operatives and visitors.

2.3 **Welfare and Site Facilities**

I. A two-storey container unit will be installed to provide:

- Ground floor: secure materials storage
- First floor: canteen and site office for administrative functions and welfare

II. Portable toilets (portaloos) are provided with designated access to meet welfare standards.

2.4 **Traffic and Delivery Management**

I. A designated delivery vehicle zone and loading bay for hoist operations have been incorporated to keep construction traffic within the site boundary and avoid highway obstruction.

II. All deliveries and collections will be managed to avoid peak traffic hours where possible.

2.5 **Waste Management**

I. A dedicated waste collection zone is provided, including provision for 2 no. 12-yard skips to allow for safe and orderly waste segregation and removal from site.

2.6 **Scaffolding and Working Areas**

II. A clearly marked scaffold zone is provided, to be erected in line with relevant health and safety standards.

3. CONCLUSION

3.1 The submitted Site Setup Plan satisfies the requirements of Condition 3 by demonstrating a comprehensive and controlled approach to construction logistics, health and safety, and neighbour amenity. The layout ensures:

- Site operations remain self-contained;
- Public and worker safety are prioritised;
- Environmental and amenity impacts are minimised.

3.2 We respectfully request that the Local Planning Authority confirm that Condition 3 of permission NOTICE/0012/24 is satisfactorily discharged.