WORTHING BOROUGH COUNCIL

Mrs Natalie Fellows
Fellows Planning Limited
62 Carmarthen Avenue
Drayton
Portsmouth
PO6 2AQ
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0850/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 13: LANDSCAPING MATTERS (TREE AND ASSOCIATED INFRASTRUCTURE) AND CONDITION 17: NOISE BUND, OF APPROVED APPLICATION AWDM/1882/16. (NORTH-WESTERN BUND IN TAYLOR WIMPEY PHASE)

Location of Development
LAND TO THE SOUTH AND EAST AND WEST OF THE COACH AND HORSES ARUNDEL ROAD SALVINGTON 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
24/02/2025

SCHEDULE

Approved Date - 24/02/2025

13 No phase of development shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

i) a scheme and timetable for hard and soft landscaping and associated infrastructure (such as footpaths, signage and waste-bins) for that phase and,

ii) a survey of existing trees including indications of all existing trees and hedgerows on the land, their condition and identifying those to be retained together with a schedule of and timetable for proposed pruning and other tree-related works.

These details and timetables shall be adhered to throughout the course of development works.

Reason: *To ensure a well-designed, good quality environment and open space, with careful consideration of the landscape character and setting of the nearby conservation area, listed buildings and National Park in accordance with policies 2, 13, 14 & 16 of the Worthing Borough Core Strategy, 2011.*

Approved Date - 24/02/2025

17 The noise bund[s] hereby approved shall be completed in accordance with details including their material composition; cross sections; construction techniques; acoustic performance and aftercare and establishment together with a timetable and plan which relates to its construction and completion to the location and timing of occupations of new dwellings, which shall first be submitted to and approved in writing by the Local Planning Authority, and in accordance with landscaping and protection details approved under conditions 13-15. The plan will also show the location of a possible landing area within the site for a possible future foot and cycle-bridge to cross the A27 in accordance with the land identified on drawing number CSA/2566/156/Rev E. Once approved, the land shall thereafter be permanently available for that purpose. The noise bunds shall be permanently retained and maintained.

Reason: *In order to protect proposed residents from noise and to ensure the proper construction of the noise bunds in accordance with policies 12 & 13, & 16 of the Worthing Borough Core Strategy, 2011 and Saved policies RES7 and H18 of the Worthing Local Plan, 2003.*

Informatives / Notes to Applicant

01. As part of the s.106 Agreement for this development, the timing of transfer of the open space is to be agreed with Worthing Borough Council. The Council will require this timing to allow for evaluation of the establishment of new planting and for replacement planting to be undertaken where required, and to become established.

02.

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
TECHNICAL NOTE Dated 11.02.2025	RSK REV 02	12.02.2025
LANDSCAPE NOTE Noise Bund - Softworks	JSL3272 - 590	28.10.2024
NOISE BUND KEY PLAN	WSC/E4772/01/501 G	11.02.2025
NOISE BUND CONSTRUCTION DETAILS	WSC/E4772/01/502 J	11.02.2025
NOISE BUND CONSTRUCTION DETAILS	WSC/E4772/01/503 F	11.02.2025
BUND BASE LAYER DRAINAGE PROPOSAL	WSC/E4772/01/510 B	11.02.2025
LANDSCAPE PROPOSALS	100 AA Rev Z	01.07.2024
ACOUSTIC NOISE BUND - GRIPPLE ANCHOR LAYOUT	16001-C01	12.11.2024
LANDSCAPE PROPOSALS	JSL3272 100 Rev Z AA	12.11.2024
PLANTING PLAN (1of4)	JSL3272 501 Rev S	12.11.2024
PLANTING PLAN (2of4)	JSL3272 502 Rev Z	12.11.2024
PLANTING PLAN (3of4)	JSL3272 503 Rev W	12.11.2024
PLANTING PLAN (4of4)	JSL3272 504 Rev Y	12.11.2024
TYPICAL TREE & SHRUB PALETTE	JSL3272 550 Rev K	12.11.2024
LANDSCAPE MANAGEMENT PLAN	JSL3272 570 Rev L	12.11.2024
SOFT LANDSCAPE SPECIFICATION	JSL3272 580 Rev A	12.11.2024

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