AWDM/0943/23: Approval of Details Reserved by Conditions 10 (lighting) & 17 Boundary Treatments of Application AWDM/1979/19.

Former HM Revenues And Customs, Barrington Road. Worthing

This application relates to means of enclosure throughout the development, including the acoustic fence (seen already as part of reserved matters AWDM/0605/22); also details of the pedestrian-cycle path, surfacing, connections to existing streets, signage and lighting (lighting already approved under AWDM/0223/24).

Condition 10 - Boundary Treatment

"No development above ground level within each phase shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatments for individual building curtilages shall be completed prior to occupation of each respective building and the boundary treatments for other parts of the site shall be completed in accordance with the phasing plan as approved under condition 6 of this permission. Thereafter the approved boundary treatments shall be retained permanently".

Condition 17 – Footpath and Cycleway Details

"Notwithstanding drawing CA3579/SK003B, a detailed plan for the shared two-way footpath/cycleway along the southern side of the site, shall be first submitted to and approved in writing by the Local Planning Authority, prior to its construction, (in accordance with the phasing plan under condition 6 of this permission). The details shall include surfacing and any appropriate signage, lighting and barriers. The footpath/cycleway shall be implemented in accordance with the details thereby approved and the aforementioned phasing plan, unless the Local Planning Authority gives prior written approval for any variation".

Documents

1.8m High Close Board Fence detail
3.0m High Acoustic Fence Detail
BC01-bt-001 rev- Boundary Treatments Drawing
W2066-4001 revT1 BOUNDARY WALL SECTIONS DETAILS (SHEET 01 OF 03).

K43058-ATCN-90-00-DR-C-2004-C2-Levels Design Plan-Sheet 4 of 6
K43058-ATCN-90-00-DR-C-2005-C2-Levels Design Plan-Sheet 5 of 6
K43058-ATCN-90-00-DR-C-2006-C2-Levels Design Plan-Sheet 6 of 6
K43058-ATCN-90-ZZ-DR-C-2328-P4 - S38 Master Agreement Plan
Planting Plan Sheet 3 GLS_030_121_1503 F
Planting Plan Sheet 4 GLS_030_121_1504 F
External Works and Kerbing Plan K43058-ATCN-90-00-DR-C-7015 P2

Consultations

Highway Authority **:** No Objection (27th July 2023 & 19th February 2025)

Details of the cycle path are included under separate s.38 Highway adoption process and are acceptable. Barriers are not included between the path and neighbouring streets to the south, however, the Highway Authority is satisfied with corduroy paving and bollards.

Relevant Planning Policies

Worthing Local Plan 2020 - 2036: Policies DM5, DM6, DM15
NPPF, 2024

Planning Assessment

Condition 10 - Boundary Treatment.

The applicant's approach is fairly conventional, 1.8 m timber fences for internal rear boundaries between plots and 1.8m high walls, where visible at return frontages such as street corners. The wall detail uses a contrast brick at the ends and indicative creasing at the top course, with horizontal capping bricks. This is considered reasonable in appearance.

Enclosure of the area between plot 54 and no. 66 Barrington Road is not yet included. An informative can remind the applicant of the need for separate approval of this.

Not included in this approval are the following, which are subject of a separate application for landscaping, including the replacement hedgerow at the southern boundary. Details of planting preparation, enrichment and aftercare, including watering are currently awaited.
:
Planting Plan Sheet 3 GLS_030_121_1503 F
Planting Plan Sheet 4 GLS_030_121_1504 F

Condition 17 – Footpath and Cycleway Details

This is to be adopted by the Highway Authority, which has confirmed that the copy drawing submitted with this application is acceptable. The use of corduroy paving and bollards, as a form of barrier against vehicle use, is acceptable at points of connection between the path and existing streets. Lighting has been approved under AWDM/0223/24.

Recommendation - Approve

Officer: Stephen Cantwell Date: 21st March 2025

Officer: Gary Peck Date: 21 March 2025