WORTHING BOROUGH COUNCIL

Mr Daniel Reynolds
Hemiko
Castletown Office
Rockcliffe
Carlisle
Cumbria
CA6 4BN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1326/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 (BIODIVERSITY NET GAIN ASSESSMENT), 3 (GREEN WALL / LANDSCAPING SCHEME), 5 (TREE PROTECTION MEASURES) AND 6 (LANDSCAPING SCHEME) OF APPLICATION AWDM/1439/23.

Location of Development
MULTI STOREY CAR PARK HIGH STREET 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
03/03/2025

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 03/03/2025

2 Prior to the completion of the slab foundation for the Energy Centre, a Biodiversity Net Gain assessment shall be submitted to and approved in writing to the Local Planning Authority in accordance with the Environment Act and a scheme for the offsetting of biodiversity impacts at the site to secure a minimum of 10% gain (combined on and off site contributions). This should be supported by a biodiversity metric for the site, costings and appropriate legal agreements to guarantee third party delivery of ongoing habitat management requirements within Sussex. The Offsetting scheme shall include:

i. Identification of receptor site or sites, which accord to the requirements of the Sussex Nature Recovery Network Evidence Base.
ii. Details of the offsetting requirements of the development in accordance with current Defra biodiversity metric;
iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
iv. A management and monitoring plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme. The management and monitoring plan is to include:

a. Description of all habitat(s) (which must accord to the current Lichfield District Nature Recovery Network Mapping) to be created/restored/enhanced within the scheme including expected management condition and total area;
b. Review of Ecological constraints;
c. Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulfur);
d. Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location or proposed works;
e. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
f. Identification of persons responsible for implementing the works;
g. A timetable of ecological monitoring to assess the success of all habitat creation/enhancement. Ecological monitoring reports should be submitted to the LPA every 5 years.
h. The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods/management prescriptions, should the monitoring deem it necessary.

The arrangement necessary to secure the delivery of the offsetting measures shall be executed within 6 months of the completion of the development and be agreed in writing with the Local Planning Authority. The offsetting scheme shall thereafter be implemented in accordance with the requirements of the approved scheme.

Reason: *To ensure adequate biodiversity net gain in accordance with policy DM18 of the Worthing Local Plan.*

Approved Date - 03/03/2025

3 Prior to commencement of development, precise details of the green wall including a landscaping scheme for the wall and methods for attaching to the building as well as its future maintenance (and details of replacement planting) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details and maintained for the lifetime of the development in accordance with the agreed maintenance plan.

Reason: *To control the development in detail and to ensure appropriate future maintenance in the interests of visual amenity.*

Approved Date - 03/03/2025

5 No development shall take place until tree protection measures have been installed around the trees to be retained on the site in accordance with details first submitted to and approved in writing with the Local Planning Authority.

Reason: *To control the development in detail and to retain existing landscape features on the site.*

Approved Date - 03/03/2025

6 No development shall take place until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [proposed finished
levels or contours; means of enclosure; vehicle and pedestrian access and circulation areas; hard surfacing materials; soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. All hard and soft landscape works shall be carried out in accordance with the approved details and during the next planting season following the first use of the Energy Centre. Any trees or plants that die within 5 years of planting shall be replaced with similar trees or planting.

Reason: *In the interests of visual amenity and to enhance biodiversity on the site*

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
BNG TECHNICAL NOTE	V2	18.10.2024
BNG ASSESSMENT REPORT	V2 APPENDIX A	18.10.2024
SITE - SETTING OUT PLAN	DR-A-90006 P01	18.10.2024
GREEN WALL DETAILS		18.10.2024
ENERGY CENTRE - EAST & SOUTH GA ELEVATIONS	ZZ-DR-A-00101 P08	04.12.2024
S106 AGREEMENT (FINAL)		18.10.2024
BNG ALLOCATION AGREEMENT		18.10.2024
TREE CONSTRAINTS PLAN	DR-EN-0001 P01	18.10.2024
TREE PROTECTION PLAN	DR-EN-0002 P01	18.10.2024
ARBORICULTURAL METHOD STATEMENT		18.10.2024
BIO DIVERSITY METRIC 4.0		06.01.2025
ENERGY CENTRE FOUNDATION G.A.	13962-EC-001 P1	30.01.2025
LANDSCAPING SUPPORTING DOCUMENT	2389-HEM-EC-XX-SP-T-0001	30.01.2025
LANDSCAPE PROPOSAL	ECW-BIO-XX-00-DR-X-00001	30.01.2025

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