WORTHING BOROUGH COUNCIL

Mr Philip Parry
Bramble Lodge
15 Bramble Lane
Worthing
West Sussex
BN13 3JE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0793/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 1, 2, 3 (MATERIALS), 4 (MATERIALS FOR ACCESS AND FOOTPATHS), 5 (LANDSCAPING), 7 (BOUNDARY TREATMENT), 8 (NO WINDOWS), 9 (CONSTRUCTION MANAGEMENT PLAN), 10 (NO DRAINAGE ONTO HIGHWAY), 11 (ACCESS AND PARKING PROVIDED), 12 (CYCLE PARKING),13 (NOISE) 14 (GROUND AND SURFACE WATER) 15 (SURFACE WATER DRAINAGE) 16 (WOOD YARD PERSONAL) 17 (HOURS OF WOOD YARD) 18 (REFUSE FACILITIES) 19 (FOUL SEWERAGE) OF AWDM/1061/20.

Location of Development
STANHOPE YARD 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
07/05/2024

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
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SCHEDULE

Approved Date - 01/05/2024

3 No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed dwellings including the use of recycled materials from the site has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.

Reason: *In the interests of visual amenity and to comply with policy 16 of the Worthing Core Strategy.*

Approved Date - 01/05/2024

4 Development shall not commence until surfacing materials of the vehicular accesses, manoeuvring, parking areas and footpaths within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained and retained.

Reason: *In the interests of visual amenity and to comply with policy 16 of the Worthing Core Strategy.*

Approved Date - 01/05/2024

5 The development shall not be commenced unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping which shall include details of all existing trees and planting on the site, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

Reason: *In the interests of visual amenity and the environment and to comply with Policy 16 of the Worthing Core Strategy.*

Approved Date - 01/05/2024

7 Prior to commencement of any above ground construction details of all boundary treatment including the use of recycled materials shall have been submitted to and approved in writing by the local planning authority. The boundary treatment shall be provided in accordance with the approved details prior to occupation of the building.

Reason: *In the interests of visual amenity.*

Approved Date - 01/05/2024

8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the dwellings or woodyard building.

Reason: *To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.*

Approved Date - 01/05/2024

9 No works shall take place to the development hereby permitted, including any of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, who shall consult with Highways England. 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:

- the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- the method of access and routing of vehicles during construction
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- a commitment to no burning on site
- the erection and maintenance of security hoarding or other appropriate security barriers;
- 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); and
- measures to reduce dust, dirt and any other airborne contaminants and to avoid these passing beyond the site boundaries, including sheeted loads and dampening stockpiles where necessary.
- details of public engagement both prior to and during construction works

Reason: *To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety and amenity.*

Approved Date - 01/05/2024

10 The development hereby permitted shall not have any site drainage which will either be connected to or discharge into, either directly or indirectly, any part of the highway Drainage Infrastructure. This includes storm water run-off from any surfaces of the development into the public highway.

Reason: *To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.*

Approved Date - 01/05/2024

11 The dwellings and woodyard building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of application site.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework [and saved policy TR9 of the Worthing Local Plan.*

Approved Date - 01/05/2024

12 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Approved Date - 01/05/2024

13 The development hereby permitted shall be carried out in full accordance with the recommendations provided by Venta Acoustics in document ref:VA3458.201222.M1 dated 22 December 2020 and all properties shall include whole house MVHR ventilation with summer bypass. All works which form part of the approved scheme shall be completed before the permitted dwelling is occupied. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Reason: *In the interests of the amenities of future residents in accordance with policy 16 of the Worthing Core Strategy, 2011 and Saved Policy H18 of the Worthing Local Plan, 2003.*

Approved Date - 01/05/2024

14 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan and policy 16 of the Worthing Core Strategy.*

Approved Date - 01/05/2024

15 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 follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Informative:

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter

groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further detail regarding our requirements are available on the following webpage: https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms.
A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions

Reason: *In the interests of sustainable drainage and servicing of the development in accordance with saved Local Plan Policy H18; Core Strategy Policy 15 and the National Planning Policy Framework.*

Approved Date - 01/05/2024

16 The non - mechanised woodyard and associated building shall inure solely for the benefit of Philip Parry in both its implementation and the use of the premises unless agreed in writing with the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to saved policy H18 of the Worthing Local Plan.*

Approved Date - 01/05/2024

17 The Wood yard including any associated deliveries shall not be open for use and operation except between the hours of 8am to 5pm Mondays to Saturday and shall be closed on Sunday.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved Worthing Local Plan policies H18 and RES7 and the National Planning Policy Framework.*

Approved Date - 01/05/2024

18 The dwelling shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

Reason: *In the interests of amenity.*

Approved Date - 01/05/2024

19 Prior to the commencement of the development hereby permitted details of the siting, design and method of disposal of foul sewerage for the site shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with such details as have been approved.

Reason: *To safeguard the surrounding environment having regard to the NPPF.*

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
DRAINAGE STRATEGY - CONDITION 15	100 PL3	23.01.2024
SOAKAGE TESTING LETTER REPORT - CONDITION 15		23.01.2024
PROPOSED SITE PLAN - CONDITION 19	103 J	23.01.2024
ICOSA WATER LETTER - CONDITION 19	Connection of foul water	23.01.2024
DRAINAGE LAYOUT SHEET 2 OF 3 - CONDITION 19	10225/1062 C8	23.01.2024
NAV BULK SERVICE REPORT - CONDITION 19	SWS-NAV-001070	23.01.2024
FOUL WATER DRAINAGE STRATEGY	100 PL7	23.01.2024
SUPPORTING STATEMENT	CONDITIONS 1 & 2	14.06.2023
C2270 FLOW REPORT		26.03.2024
SURFACE WATER DRAINAGE STRATEGY	C2270 PL 101 PL1	26.03.2024
GROUNDWATER PRELIMINARY SUMMARY	GWPR4518	26.03.2024
SUPPORTING STATEMENT	CONDITION 5	14.06.2023
SUPPORTING STATEMENT	CONDITION 3	14.06.2023
SAMPLE 1 & 2	CONDITION 4	14.06.2023
SUPPORTING STATEMENT	CONDITION 4	14.06.2023
SAMPLE FOOTPATH	CONDITION 5	14.06.2023
PROPOSED SITE PLAN - 103 J	CONDITION 7	14.06.2023
SUPPORTING STATEMENT & PHOTOS	CONDITION 7	14.06.2023
CMP	CONDITION 8	14.06.2023
APPENDIX 1 - LOCATION PLAN	CONDITION 8	14.06.2023
APPENDIX 2 - BLOCK PLAN	CONDITION 8	14.06.2023
APPENDIX 3 - LOCATION PLAN	CONDITION 8	14.06.2023
SUPPORTING STATEMENT	CONDITION 8	14.06.2023
SUPPORTING STATEMENT & LOCATION PLAN	CONDITION 10	14.06.2023

Reference/Drawing Number	Version	Date Rec
SUPPORTING STATEMENT & PLANS	CONDITION 11	14.06.2023
SUPPORTING STATEMENT & PLANS	CONDITION 12	14.06.2023
SUPPORTING STATEMENT & MVHR SYSTEM PLAN	CONDITION 13	14.06.2023
PHASE 2 SITE INVESTIGATION REPORT	CONDITION 14	14.06.2023
SUPPORTING STATEMENT	CONDITION 16	14.06.2023
SUPPORTING STATEMENT	CONDITION 17	14.06.2023
SUPPORTING STATEMENT & PLAN	CONDITION 18	14.06.2023

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