Development Management – Delegated Officer Report

Application Number: **AWDM/0931/24** **Recommendation: Approve**

Site: **Teville Gate Car Park Railway Approach Worthing West Sussex**

Proposal: **Temporary construction compound for the Worthing Heat Network to include unloading and loading, parking, storage and double height cabins for use as offices/storage (retrospective)**

Date of Site Visit: 13/08/2024

Neighbours Checked: Yes

Reconsultation: Yes, to clarify temporary nature and that a noise management plan was provided.

Proposal

The proposal is to retain a site compound for the district heat network. The compound involves deliveries, loading and unloading, site offices and other temporary construction activities.

The district heat network is being constructed in the neighbouring streets between Worthing Hospital and the Town Hall and other local buildings. Temporary permission is sought for the compound while works are being undertaken to implement the district heat network permissions.

Site and Surroundings

The site is located on a large plot of land bounded by Teville Road to the south, Broadwater Road to the east, Teville Gate House to the north (occupied by HMRC) and commercial buildings to the west.

The site has been cleared pending redevelopment of the site.

Site History

Various applications relating to the overall redevelopment of the site for a missed-use development.

The most recent as follows:

AWDM/0325/19: Redevelopment with a mixed use scheme comprising three blocks of residential units (378 in total), 83-bedroom hotel (3,684 sqm), a foodstore (Use Class A1) (1,852 sqm), a gym (Use Class D2) (1,426 sqm), in addition to retail, restaurant and cafe uses (Use Classes A1, A2, A3, A4 & A5) (999sqm) and associated infrastructure including 307 parking spaces, 352 cycle parking spaces,

service areas, public realm with associated hard and soft landscaping and private amenity spaces. The application is accompanied by an Environmental Impact Assessment. Awaiting decision

District heat network

AWDM/1439/23: Proposed two storey Energy Centre, Thermal Store, electrical sub-station, car-park rooftop plant, and riser pipework. Permitted 26/03/2024

AWDM/1196/23 | Full planning permission for the buried pipework and other ancillary equipment such as valves associated with that pipework. The pipework will run underground across the town centre of Worthing and provide heat energy to multiple buildings across the Town. Please note, the infrastructure subject to this planning application is entirely underground so has no visual impact once the installation is complete. Permitted 28 March 2024

Consultations:

Highway Authority:

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (AWDM/0931/24), with regards to any highway safety or capacity concerns. The application is supported by Vehicle Access Plan / Proposed Layout Plan.

The application site is Teville Gate car park, an area of existing hardstanding along Teville Road in Worthing Central. The application is for construction compound for the Worthing Heat Network to include unloading and loading, parking, storage, and double height cabins for use as offices/storage (retrospective). No new permanent structures are to be erected with all welfare / office space will be temporary cabins and double stacked. The site will be used as a holding compound for all materials, plant and equipment used to construct the head network and energy centre and no machinery will be installed. The operating hours of the site are Monday to Friday 7am to 7pm with occasional weekend use.

The temporary compound is accessed from Teville Road using an in / out access arrangement. Teville Road is subject to 30 miles per hour speed restriction. Visibility splays along both sides of the road are good for the posted speed limit. WSCC by Sussex Police over a period of last five years reveals that there has been a single incident caused due to negligence of the driver immediately near to site entrance which indicates there are no existing concerns related to road layout / geometry.

The Vehicle Access Plan / Proposed Layout submitted with the application demonstrates construction compound working hours, access routes for construction traffic, parking, loading, pedestrian, and cyclist safety along with recycling area.

The LHA acknowledge there will be an increase in HGV traffic during construction phase, but do not anticipate safety or capacity issues that is detrimental to the

operation of the local highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 -113, as revised 20th July 2021. There are no transport grounds to resist this proposal.

Environmental Health:

The applicant has stated on the application that the compound will be in operation Mon-Fri 07:00- 19:00 and occasional weekend use. The compound is located in an area with residential properties nearby. We are concerned with the potential for noise to residents from the proposed hours of operation.

I would request that the following condition be attached to any permission granted: "The site shall not be used other than between the hours of Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no use permitted Any temporary exception to these hours shall be agreed in writing by the Local Planning Authority at least five days in advance. The contractor shall notify the local residents in writing at least three days before any such change." Reason: To safeguard the residential amenity of the area

I would also request that a Construction Management Plan is provided to the Local Planning Authority for approval. Thereafter the approved Plan shall be implemented and adhered to throughout the entire use of the compound. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters: • 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 following BS5228:Code of Practice for noise and vibration control on construction and open sites, • methods to control dust from the site Reason: As this matter is fundamental in order to con sider the potential impacts on the amenity of nearby occupiers during construction.

Officer's response. The applicant confirmed that due to the short programme it is essential that some work in the compound is carried out at weekends in excess of the hours originally requested by the EHO. They submitted a CMP in support of their proposals for longer hours. Following the submission of a CMP the following comments were provided:

Thank you for the Construction Phase Plan. I can confirm that the measures within the CMP are acceptable for controlling noise emissions from the use of the compound during the requested hours. I therefore have no objections to this application.

Officer's response: Following the noise management plan the following comments were provided:

Thank you for the below. Provided they continue to operate using the measures set out in the Noise Management Plan, I can confirm that we have no further objections to the weekend work.

West Sussex Fire and Rescue:

Having viewed the details for planning application No. AWDM/0931/24 for a Construction compound for the Worthing Heat Network to include unloading and loading, parking, storage and double height cabins for use as offices/storage (retrospective), conformation is required on the location of 3 fire hydrants within this compound, to establish if they are still in place and available for use in the event of a fire. I have attached a screen shot of their location from our operational mapping.
If these fire hydrants are still in place, West Sussex Fire & Rescue Service will require access to check and test them to ensure they are fit for purpose.

Officer's response: From the mapping shown in the comments the fire hydrants are shown to the east of the dividing walkway along the site. Construction activities are concentrated on the western side of the walkway. The applicant has checked on the eastern side of the walkway and confirmed 2 of the three hydrants are accessible. The third while not identified indicates it would be on the same eastern side of the walkway away from the compound.

WSP (as drainage consultants): Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Representations:

One representation received from a resident: As someone who owns a property facing and overlooking the site I highly object to the current plans for various reasons. Privacy would definitely be affected with the potential of lots of tradespeople, feels uncomfortable to have for the ongoing future.
It would also not be very attractive and I believe would definitely affect resale value of property opposite. It wouldn't benefit the economy of Worthing. It will not be an attraction for us

Relevant Planning Policies:

Worthing Local Plan, 2020 - 2036: SP1, DM5, DM15, DM18, DM19, DM22, A12
National Planning Policy Framework (2024)
Planning Practice Guidance

Planning Assessment

Principle of use

The application seeks permission to use the land as a construction compound for the district heat network which is being developed in the vicinity (applications AWDM/1624/22 and AWDM/1439/23).

The site is subject to a site allocation for an indicative capacity of 250 residential units & 4000 sqm commercial (Allocation A12). The site was vacant having been previously used as a multi-storey carpark.

The following text is provided as background to the site allocation:

“This previously developed, privately owned site lies in a highly sustainable and prominent location, linking the railway station with the town centre. It formerly comprised the Teville Gate Shopping Centre and multi-storey car park which have been demolished. In advance of redevelopment part of the cleared site is currently in use as a temporary surface car park (providing 66 spaces).

The Council has now sold the site to Homes England for them to progress a new plan for redevelopment. In the meantime, Hemiko, the developers of the heat network, are seeking temporary permission to use the site. The development is retrospective as the works are already being undertaken. The initial period for the compound is for about two years. Homes England is able to access the site for surveying or other activities related to the overall redevelopment ensuring that the redevelopment can be progressed.

The compound includes general construction activities. While it is noted that it is not in accordance with the site allocation, the proposal makes use of the site for a temporary period to allow for the construction of the heat network. The site is a large empty site which is able to facilitate the large scale construction activities.

In principle, subject to a temporary consent of 2 years the proposal is therefore acceptable.

Design

The proposed activities and buildings are temporary in nature and will be removed when works are completed. They are therefore not considered to be any long term design impacts from the proposals.

Residential Amenity

The site is in a mixed-use area. Residential properties are predominantly located to the south and east of the site. The nearest properties are those on Reville Road, but due to the nature of the development activities, impacts will be felt by residents further afield.

The main concern for this proposal relates to the potential for noise and disturbance. The applicant is seeking working hours outside of the standard hours. Hours of work sought are 08.00 to 18.00 Mondays to Fridays and 09.00 to 16.00 on Saturdays and Sundays.

In order to justify the additional hours a noise management plan has been submitted to the Council for review. This includes that low noise emitting activities will be undertaken only on Sundays and in the evenings. The management plan sets out that deliveries will be restricted to weekdays, no backing alarms will be used at the weekend, and that heavy plant movements will be undertaken before the weekend. The noise management plan was reviewed by the Council’s environmental health officer who is satisfied that the measures set out will not have an adverse impact on residential amenity.

The two storeys of containers are located to the north of the site, away from any residential properties to the south. These will not affect light or outlook to any neighbouring properties.

Transport

The proposal has been reviewed by WSCC in their role as Local Highway Authority. As set out in their comments above they do not anticipate that the proposals will have a detrimental impact on highway safety.

Recommendation

Approve subject to conditions:

Conditions

1. Approved Drawings/Documents
2. Temporary use for two years and reinstatement
3. Use to accord with Construction Management Plan
4. Hours of Use

Informatives

1. NPPF – Approved following discussion

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Louise Prew Date: 07/03/2025

Authorised: Peter Barnett Date: 10 March 2025