WORTHING BOROUGH COUNCIL

Miss Grace Palmer
Hampshire Homes Group
8-9 Chatmore Estate
Crawley Hill
Nr Romsey
Hampshire
SO51 6AP

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0870/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 3 (DEMOLITION CONTRACT PROGRAMME); CONDITION 19 (CONSTRUCTION MANAGEMENT PLAN); AND CONDITION 20 (TREE PROTECTION PLAN AND ARBORICULTURE IMPACT ASSESSMENT) OF APPROVED APPLICATION AWDM/0072/21.

Location of Development
22 CLIFTON ROAD WORTHING WEST SUSSEX BN11 4DY

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
15/09/2023

SCHEDULE

Approved Date - 15/09/2023

3 Demolition and Redevelopment Timetable.

Demolition works shall not be commenced before a contract for the carrying out of the redevelopment works the subject of this permission, has been entered into. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, demolition and construction works shall proceed in broad accordance with the submitted development timetable, received by the Local Planning Authority on 31st March 2022. Any hoarding or other means of site security shall be maintained in safe and tidy condition during this period.

Reason: *To safeguard the appearance and amenities of the site and its surroundings, including the setting of the listed Church and Rectory to the east during the redevelopment of this large, prominent site, including to minimising the period between demolition and redevelopment of the site.*

Approved Date - 15/09/2023

19 Site Works - Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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:-

a) the anticipated number, frequency and types of vehicles used during construction,
b) the location of any site compound, office, welfare facilities, storage of plant and materials used in construction of the development,
c) any parking of vehicles by site operatives and visitors,
d) arrangements for the loading and unloading of plant, materials and waste, including use of a supervisor as appropriate,
e) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,
f) any site lighting, including measures to minimise light nuisance,
g) a commitment to no burning on site,
h) details of public engagement, including neighbours both prior to and during construction works,
i) methods to control dust and fumes from the site,
j) methods to manage the impact or noisy activities,

Reason: *To minimise and manage risks of nuisance and pollution in the interests of the amenities of the area and highway safety during the construction phase with policies DM5, DM15 and DM22 of the Worthing Local Plan 2020 - 2036 and paras 185 - 186 of the NPPF, 2021.*

Approved Date - 15/09/2023

20 Site Works - Trees and Protection

Prior to commencement of development a scheme for protecting existing trees to be retained in the development hereby approved and any associated pruning works, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented and fully adhered to.

Reason: *To retain trees which are of value in accordance with policies DM5 and DM19 of the Worthing Local Plan 2020 - 2036 and paras 126-135 &174 of the NPPF, 2021.*

Informatives / Notes to Applicant

01. Pollution and Nuisance

The applicant should ensure that noise and fumes from any plant or equipment is minimised by locating the use of these away from neighbouring residential boundaries where possible and ensuring that engines and motors are not left idling but are switched off when not in use. The location of any generator if required, and measures to minimise noise and disturbance, should first be discussed and agreed with the Council's Environmental Health Team (Contact: 01273 263343).

02. Development Site and Site Compound and Neighbours

The Construction Phase Plan by HH, was received by the Local Planning Authority on 6th September 2023. In the undertaking of works at the development site and in the use of the site compound, the applicant should have particular regard to measures to minimise noise, dust, lighting or other impacts upon neighbours and keeping neighbours informed of works and the management of deliveries. Also, temporary fencing should be maintained to minimise risk of damage to the existing boundary walls at the temporary site compound.

03. Tree Protection and Drainage

Whilst the tree protection hereby approved is acceptable, the proposed rain and foul water pipes (under application AWDM/0978/23 - details relating to drainage condition 8) are within the root protection areas (RPA). This work is feasible by threading pipes through and past existing roots rather than digging a clear trench. TAs agreed in the applicant's email of 8th September 2023 to the Local Planning Authority, in order to achieve this the applicant should appoint an Arboricultural Consultant to act as an Arboricultural Supervisor whilst works in the RPA are carried out. The supervisor should contact the Arboricultural officer to discuss this: Tel: 01273 263477.

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
DEMOLITION PROGRAMME		21.06.2023
CONTRACTUAL PROGRAMME		08.09.2023
CONSTRUCTION PHASE PLAN	HH Issue 3	06.09.2023
ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT October 2020	LLD2046-ARB-REP-001	21.06.2023
TREE RETENTION & PROTECTION PLAN	LLD2046-ECO-DWG-002 01	21.06.2023

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

Ref: AWDM/0870/23