Development Control – Delegated Officer Report

Application Number: AWDM/1653/24 Recommendation: APPROVE

Site: Former Edf Car Park, Southdownview Road, Worthing, West Sussex

Proposal: Approval of details reserved by conditions 5 (Tree Protection), 6 (Landscaping and tree planting) and 9 (Finished floor levels/site levels) of application AWDM/0056/22.

Relevant Planning History:

AWDM/0056/22: Construction of 3no. buildings providing 11no. light industrial units (Class E(g)) with associated car parking, landscaping and acoustic fence to north side of access road. Granted 09 Feb 2023

Consultations:

Tree officer: I have taken a look at the Tree Protection plan and consider that it is acceptable.

Planning Assessment

Condition 5

No development, including site works of any description, shall take place on the site unless and until all the existing trees identified for retention on the approved Tree Retention Plan PJC/5693/21/A have been protected in accordance with an arboricultural method statement and tree protection plan to include protection measures during and after construction and any construction exclusion zones in accordance with BS5837:2012 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposals for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority.

Reason: To protect the trees from damage and to comply with policy 16 of the Worthing Core Strategy.

Assessment: The tree retention plan has been reviewed by the Council's tree officer who considered it sufficient to protect trees from damage.

Condition 6

Development shall not progress beyond slab or foundation stage unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the site to be retained and details of not less than 9no. heavy standard specimen trees to replace those shown on the approved Tree Retention Plan PJC/5693/21/A as being removed. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and 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. The approved details of hard landscaping shall be completed prior to first occupation of any building.

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

Assessment: The plans show 9 heavy or very heavy standard trees to be planted on site. Four natives are to be planted along the north and east boundaries where the existing trees are located. Five are extra heavy standard trees to be planted on the southern side of the accessway. No objection to the species was received from the tree officer.
The proposed soft and hard landscaping scheme is considered to be acceptable.

Condition 9:

No development or site works shall commence unless and until details of the finished floor levels of the buildings in relation to the existing ground levels, and details of any proposed earthworks including the excavation, levelling or mounding of land either across the site or adjacent to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the details approved under this condition.

Reason: In the interests of amenity and the environment having regard to policy 16 of the Worthing Core Strategy

Assessment: The proposed floor levels of the buildings are shown on the plans. As set out in the cover letter, the FFLs of buildings 5-11 have been able to be lowered. There is a retaining wall proposed along the western boundary of the site and to the north where the FFL of units and adjacent ground is up to 1 metre above the existing ground level. The proposed levels are considered to be acceptable across the site.

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

Case Officer: Louise Prew Date: 06/01/2026

Authorised by: Stephen Cantwell Date: 7th Jan 2026