WORTHING BOROUGH COUNCIL

Mrs Suzanne Holloway
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CRAWLEY
RH10 8JE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0132/25

Details of Development
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.

Location of Development
FORMER EDF CAR PARK SOUTHDOWNVIEW ROAD 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
Head of Planning & Development
07/01/2026

SCHEDULE

Approved Date - 07/01/2026

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.*

Approved Date - 07/01/2026

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.*

Approved Date - 07/01/2026

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.*

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
COVER LETTER	P24-2313/SH/so	04.02.2025
ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT	ARB-REP-001	04.02.2025
TREE WORKS & DEMOLITION PLAN	ARB-DWG-020 02	04.02.2025
TREE WORKS & DEMOLITION PLAN	ARB-DWG-021 02	04.02.2025
TREE RETENTION & PROTECTION PLAN	ARB-DWG-022 02	04.02.2025
TREE RETENTION & PROTECTION PLAN	ARB-DWG-023 02	04.02.2025
HARD LANDSCAPE SCHEDULE	LAN-SCH-100 01	04.02.2025
HARD & SOFT LANDSCAPE	LAN-DWG-100 02	04.02.2025
DETAILED PLANTING PLAN	LAN-DWG-200 01	04.02.2025
DETAILED PLANTING PLAN	LAN-DWG-201 01	04.02.2025
DETAILED PLANT SCHEDULE & SPECIFICATION	LAN-SCH-200 01	04.02.2025
PROPOSED SITE LEVELS	212.5007.0601 P02	04.02.2025
SOFT LANDSCAPE SPECIFICATION	LAN-SPE-001 00	04.02.2025

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