County Planning
County Hall
Chichester
PO19 1RH

Tel: 01243 642118

APPLICATION NUMBER: WSCC/026/26
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

To: Ms Hannah McLaughlin,
DHA Planning,
Astral Towers,
Betts Way,
Crawley,
RH10 9XA

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development:

Removal of existing structures and erection of a school building, including hard and soft landscaping (with associated structures), alterations to existing elevations, and reconfiguration of the access and parking arrangements at Homefield Primary School, Chesswood Road, Worthing, BN11 2AA.

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 29/06/2026 and subject to the conditions specified hereunder:

Conditions

Commencement

1. The development to which this permission relates shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development shall not take place other than in accordance with the approved plans:

   - Arboricultural Impact Assessment (rev. 2.0, dated 19/06/2026)
   - Drainage Statement Parts 1 and 2 (ref. 100124937-ATR-XX-XX-RP-C-901021, rev. P02, dated 09/10/2026)

Date: 27/10/2026 Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

- Elevations – Existing (ref. HMF-ATR-01-ZZ-D-A-012051, rev. PL01, dated July 2026)
- Elevations – Proposed (Sheet 1, ref. HMF-ATR-01-ZZ-D-A-012053, rev. PL01, dated June 2026; and, Sheet 2, ref. HMF-ATR-01-ZZ-D-A-012054, rev. PL01, dated June 2026)
- Great Crested Newt Survey Report (ref. 20250110_ECO_GCN, rev. 1.0, dated June 2026)
- Ground Floor Plan – Existing (ref. HMF-ATR-01-00-D-A-011051, rev. PL01, dated June 2026)
- Ground Floor Plan – Proposed (ref. HMF-ATR-01-00-D-A-011054, Rev. PL01, dated June 2026)
- Landscape External Arrangement Plan (ref. CHPS-ATR-XX-XX-D-L-401001, rev. P03, dated 19/06/2026)
- Noise Impact Assessment (ref. 100124937, rev. 2.0, dated 19/06/2026)
- Outline Landscape Specification (ref. CHPS-ATK-XX-XX-SP-L-400001, rev. P01, dated 18/06/2026)
- Preliminary Ecological Appraisal Parts 1 through 3 (ref. 20250110_ECO_PEA, rev. 2.0, dated March 2026)
- Proposed Lighting Plan (ref. 119757_NCG-ZZ-SL-DR-E-7003, Rev. PL01, dated 12/06/2026)
- Proposed Cross Section (ref. CHPS-ATR-XX-XX-D-L-402001, rev. P01, dated 19/06/2026)
- Roof Plan – Existing (ref. HMF-ATR-01-RF-D-A-011053, rev. PL01, dated June 2026)
- Roof Plan – Proposed (ref. HMF-ATR-01-RF-D-A-011055, rev PL01, dated June 2026)
- Site Location and Boundary Plan (ref. HMF-ATR-01-ZZ-D-A-021051, rev. PL01, dated July 2026)
- Site Plan – Existing (ref. HMF-ATR-01-ZZ-D-A-021052, rev PL01, dated July 2026)
- Site Plan – Proposed (ref. HMF-ATR-01-ZZ-D-A-021053, rev. PL01, dated July 2026)
- Supporting Statement – Therapy Room (Dated 05/09/2026)
- Transport Technical Report (dated 11/05/2026)
- Outline Travel Plan (rev. 1.0, dated 24/06/2026)
- Written Scheme of Investigation (ref. CBAS1719, dated September 2026)

along with information submitted with the application submitted with the application including the Design & Access Statement (ref. HMF-ATR-XX-XX-RP-A-395001, rev. PL01, dated 19/06/2026) and Planning and Educational Need Statement (ref. HM/NK/36843, dated June 2026) save as varied by the conditions hereafter.

Reason: to secure a satisfactory development.

Pre-commencement

Archaeology

3. Prior to the commencement of development, a Written Scheme of Investigation (WSI) for a programme of archaeological work shall be submitted to and approved in writing by the County Planning Authority. The WSI shall include, but not be limited to:
    - a programme and methodology for archaeological investigation, recording, analysis and reporting, incorporating the archaeological evaluation methodology set out within the submitted WSI (ref. CBAS1719, dated September 2026);
    - provision for any further archaeological investigation or mitigation required by the results of the evaluation;
    - provision for publication, dissemination and archiving of the results; and
    - a timetable for the implementation of all archaeological works.

    All archaeological works shall be carried out in accordance with the approved WSI (ref. CBAS1719, dated September 2026) and any subsequently approved Written Scheme(s) of Investigation.

    Reason: To ensure that heritage assets of archaeological interest are appropriately identified, investigated, recorded and archived in accordance with the NPPF.

Construction Management Plan

4. 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 County 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:
    - the anticipated number, frequency and types of vehicles used during construction,
    - 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,
    - the erection and maintenance of security hoarding,
    - 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),
    - the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),
    - access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
    - details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Landscaping Scheme

5. Prior to commencement of the development hereby approved, a Landscaping Scheme in general accordance with the submitted Outline Landscape Specification (ref. CHPS-ATK-XX-XX-SP-L-400001, rev. P01, dated 18/06/2026) shall be submitted to and approved in writing by the County Planning Authority.

The Landscaping Scheme shall identify any on-site habitat specified within the approved Biodiversity Gain Plan (as required by the statutory 'biodiversity gain condition') and specify the types, size and species and densities of all proposed trees and shrubs and plants; soil preparation; measures for biosecurity; details of supports and guards to ensure its establishment, and a timetable for implementation at the earliest possible opportunity following commencement of the development.

Thereafter, the approved Landscaping Scheme shall be implemented in full accordance with the approved timetable. Any trees, shrubs or plants which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or any variation that may be agreed in writing by the County Planning Authority.

Reason: In the interests of the landscape and visual amenities of the site, to provide suitable compensation for trees/hedgerows to be lost, to ensure the planting of trees in compliance of the duty within S197 of the Town and Country Planning Act 1990.

Landscaping and Ecological Management Plan

6. Prior to commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the County Planning Authority.

The LEMP shall include details of the management and maintenance of all retained and created habitats within the application site to maximise their landscape and biodiversity benefits. It shall include, but not be limited to, the following:

- A description of existing and proposed features to be managed (to include all proposed landscaping, planting and ecological enhancement measures);
- Management aims and objectives;
- Management and maintenance responsibilities;
- Prescriptions for management actions to achieve the aims and objectives;
- Details of initial aftercare and long-term maintenance for all planting and ecological enhancement, which shall be for a period of no less than five years;
- Details of ongoing monitoring and remedial measures (to include replacement planting procedures); and
- A work schedule, including an annual work plan capable of being rolled forward over a longer-term period.

Thereafter the approved LEMP shall be implemented and adhered to in full.

Reason: To secure the long-term management and success of ecological enhancements and proposed planting and ensure that the scheme delivers and maximises landscape and biodiversity enhancements.

Tree Protection Measures

7. Prior to the commencement of development, a Technical Note which details the specification and working method for the 'minimal dig solution' as proposed within T023 of the Tree Protection Plan and Arboricultural Impact Assessment (rev. 2.0, dated 19/06/2026) shall be submitted to and approved in writing by the County Planning Authority. The Technical Note shall accord with BS5837:2012.

   Thereafter, all existing trees, hedges and vegetation shall be managed, retained, and protected throughout the course of the development in accordance with the submitted Arboricultural Method Statement and accompanying Tree Protection Plan (contained within the Arboricultural Impact Assessment dated: 19th June 2026, Ver: 2.0) and the approved Technical Note, save for any modification that may be agreed in advance in writing by the County Planning Authority.

   Reason: To ensure that the development does not adversely affect existing trees and their root protection areas, in the interests of visual amenity and the long-term retention of existing trees.

General Compliance

Approved Drainage Layout

8. The development hereby approved shall be implemented in accordance with the approved Below Ground Drainage Layout Plans (sheets 1 and 2, ref. 100124937-ATR-XX-00-DR-C-00001 and 100124937-ATR-XX-00-DR-C-00002, rev P03, dated 08/10/2026) as detailed within Parts 1 and 2 of the approved Drainage Statement (ref. 100124937-ATR-XX-XX-RP-C-901021, rev. P02, dated 09/10/2026). Thereafter, the approved drainage arrangements shall be maintained in accordance with the approved details and specifications.

   Reason: To ensure the proposed development does not increase flood risk offsite.

Protected Species

9. The development hereby approved shall be implemented strictly in accordance with the recommendations/measures stated in section 3 of the supporting document - Great Crested Newt Survey Report, ref. 20250110_ECO_GCN_1.0, dated June 2026.

   Reason: To prevent impacts upon protected species. Ref: Wildlife and Countryside Act 1981 (as amended).

Travel Plan

10. Upon first occupation of the development hereby permitted, the measures contained within the approved Outline Travel Plan (Rev. 1.0, dated 24/062026) shall be implemented.

    Within six months of first occupation of the development hereby permitted, a Travel Plan informed by baseline travel surveys undertaken following occupation shall be submitted to and approved in writing by the County Planning Authority. The Travel Plan shall include updated targets, monitoring arrangements, review mechanisms and remedial measures where targets are not achieved.

    Thereafter, the approved Travel Plan shall be implemented, monitored, reviewed and updated in accordance with its provisions for a period of five years from first occupation, unless otherwise agreed in writing by the County Planning Authority.

    Reason: To encourage and promote sustainable transport.

Tree Protection

11. All existing trees, hedges and vegetation shall be managed, retained, and protected throughout the course of the development in accordance with the submitted Arboricultural Method Statement and accompanying Tree Protection Plan (contained within the Arboricultural Impact Assessment dated: 19th June 2026, Ver: 2.0), save for any modification that may be agreed in advance in writing by the County Planning Authority. The development shall take place in strict accordance with the 'programme of site supervision' within table 5-1 of the Arboricultural Method Statement.

    Reason: to protect existing trees in the interests the environment and residential amenity.

Informative(s)

A. The County Planning Authority has acted positively and proactively in determining the planning application by identifying issues of concern and considering whether planning conditions could be used to satisfactorily address them. As a result, the County Planning Authority has been able to grant planning permission, in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.

B. The applicant is reminded that it is an offence to disturb, damage or destroy protected species or their resting site under separate legislation. Planning consent for a development does not provide a defence against prosecution under UK and European retained wildlife law. You are advised that where likelihood of protected species exists, or mobile species may be present, it may be necessary for the applicant to commission an ecological survey from a suitably qualified and licenced

ecologist to determine the presence or otherwise and impact upon protected species. If protected species are found, a suitably qualified and licenced ecologist and/or Natural England should be consulted.

C. **Biodiversity Net Gain**: Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the 'biodiversity gain condition', which means development granted by this notice must not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

Based on the information provided, this permission is considered to be one that will require the approval of a Biodiversity Gain Plan before development has commenced. This is because none of the statutory exemptions or transitional arrangements are considered to apply.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the County Planning Authority prior to the commencement of the consented development, please see the link:

https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan

Commencing development that is subject to a biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

Date: 27/10/2026 Signed: **Michael Elkington**, Head of Planning Services

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

(a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(b) Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available. Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.

(c) The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(d) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(e) If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

2 Purchase Notices

(a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

(b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

3 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be West Sussex County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these can be found in Government's Planning Practice Guidance on Biodiversity Net Gain available at the following link: www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

(i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

(ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).