AWDM/0244/24: Post Committee Update

Former HM Revenues and Customs and Land South of HM Revenues And Customs, Barrington Road Worthing.

Approval of Details Reserved by Conditions 6 (Trees) and 7 (Landscaping) of Application AWDM/1979/19 (outline consent) and AWDM/0605/22 (Approval of Reserved Matters).

Committee Decision 21 January 2026:

MINUTES: *The Committee required amendments to the proposed management plan in order to ensure soil preparation, including removal of debris, decompaction and soil enrichment with sufficient organic matter, also suitable watering frequency for the southern boundary hedge and to finalise the type of planting in liaison with Ward Members, once there is more information to determine whether the proposed trough planting is suitable and whether double staggered row planting should be used.*

Defer and Delegate for approval including liaison with Chair and Ward Councillors. Officers will also write to Bellway Homes and request that all new homeowners whose properties include new trees and hedges, are informed in writing of the requirements of planning conditions, that any losses within five years of planting, must be replaced. A copy of this letter to be provided to the Local Planning Authority.

Officer Comments – September 2026:

The Planning Committee 21st January resolved interest that approval would be subject clarification of the term 'trough planting' for the hedgerow at the southern boundary. This was to ensure that the hedge is planted into the ground and not into a container. The applicant has confirmed that this is the case. A hedge using a double-staggered-row planting pattern has been planted.

Subsequently part of the hedge appears to have become established, but some has failed during the summer and is to be replaced, along with other trees and shrubs at the site.

The landscape management plan has also been amended in accordance with the Committee resolution, to ensure soil preparation, including removal of debris, decompaction/aeration and soil enrichment with sufficient organic matter, also suitable watering frequency for the southern boundary hedge.

The Management Document has been amended and is attached. Watering is now made explicit in 9.4 & 10.1:. *regularly during dry periods until established to full depth of the topsoil or to field capacity. Watering operations should be carried out as often as required, for example 1-2 times per week between May-Sept and there should be a commitment to keep under review throughout each year until fully established. (see photo August 2026, as example of watering).*

When read alongside sections 3.15 - 3.26 of the (previously approved) landscape specification document, also attached, ground preparation to provide a suitable growing medium, is also covered.

Ward Cllrs and the Committee Chair have confirmed that this is acceptable (emails 27-29 August 2026)

The details can now be approved.

In accordance with the Committee resolution a letter will also be sent to Bellway Homes, requesting that all new homeowners whose properties include new trees and hedges, are informed in writing of the requirements of planning conditions, that any losses within five years of planting, must be replaced; also that a copy of this letter be provided to the Local Planning Authority.

Latterly two drawings CB-L-54-244-1701 & CB-L-54-244-1702, which are referred to in the series of landscape drawings GLS.../1500 - 1503, have been received (27/08/2026). These show hollow timber and wire frames of 2.4m height which are to be located between rows of parking bays within the landscaped parking area formed in the space between the four flatted blocks. These are to support plants in accordance with the reserved matters approval (AWDM/0605/22).



Photo on-site August 2026

30/09/2026

A neighbour comment has been received in response to notification of plans in January. Points are as follows:

- Unclear where proposal are located
- No update on the high-rise apartments to be built being
- Noise from construction site, including at night
- McCarthy Stone building is four storeys not two, there is loss of light
- Trees now will take 25 years to reach full height and provide privacy.

Officer Comment:

The application relates to landscaping, including tree planting. Plans show each part of the site with planting in detail with an overview general arrangement view (below – higher

magnification may be viewed online)). As considered by Planning Committee, the applicant has included a greater proportion of larger extra heavy standard trees at the northern boundary, in order to attain screening and filtering effect sooner. The application does not cover the McCarthy Stone land parcel (which also includes approved tree planting). Noise form development including outside hours can be taken up separately and will be referred to the planning enforcement team.



Officer: Stephen Cantwell Date: 30th September 2026

Agreed: Gary Peck Date: 1 October 2026