

ADDENDUM TO PLANNING COMMITTEE AGENDA

MEETING DATE - 21st October 2020

The following agenda items have updates to the original Committee report.

AWDM/0166/20: Land West of Fulbeck Avenue, Worthing

Consultation Responses (summaries)

Environmental Health Officer:

Land remediation: Once the final extent of releveling is identified a ground sampling strategy should be agreed, of the extent of made and any topsoil to be re-used. Validation of any required remediation should include post-placement testing of any re-used soils in garden and soft landscaped areas. Planning conditions are recommended.

Noise: Noise levels for facades facing/closest to the road will exceed recommended noise levels when windows are opened. This may be accepted by residents for daytime ventilation but there is risk of night-time noise from Tesco delivery area opposite, particularly to upper floors which are not screened by delivery compound walls, leading to risk of nuisance complaints. A ventilation system is likely to be needed to allow night-time ventilation of bedrooms with windows closed, under a planning condition.

Also recommends conditions to regulate maximum plant noise, working houses and use of construction management plan.

Air Quality: Requests and Air Emissions Mitigation Assessment

[Planning Officer comments: Planning conditions 23 & 24 are recommended to manage land remediation. Conditions 28 & 29 are recommended for noise. The applicants are undertaking review of the submitted information for these matters, which may lead to amendment of conditions 23 & 28 below.

A subsequent Air Emissions Mitigation Assessment, indicates a financial 'cost' of £57,895. The mitigation value of measures within the proposed development, including car clubs, is under consideration. Agreement of a final figure and, if required any residual measures, can be agreed by an appropriate use of planning conditions and/or legal agreement under delegated authority.]

Council's Ecological Consultant

Satisfied with the badger survey. The development is highly unlikely to affect Badgers. The survey should be updated if more than 12 months elapse prior to the commencement of development, Reasonable Avoidance Measures for dormice and great crested newts are satisfactory and include recently updated dormice surveys. Final ground clearance of potential dormouse habitat should not be carried out before early May and use limited machinery tracking / established routes where possible.

Although reptile translocation work to date had a short-term, likely negative impact on the local reptile population it is likely that the overall long-term effect on reptiles will be negligible at a local level. This is due to the proposed enhancements at the reptile receptor site including long-term management and monitoring and enhancements at the site itself.

The layout of the development in tandem with the overall loss of semi-natural habitat from the site is unlikely to impact or have a minor impact on the SNCI, including the neighbouring lake in accordance with National Planning Policy (NPPF). Protection measures during development should be subject of a management plan (LEMP or CEMP), secured by planning condition.

[Planning Officer comment: Requirements for protection, site clearance methods and timetable and if necessary, further survey works are recommended as part of the Landscape Environment Management Plan under condition 9.

Offsite reptile habitat enhancement and management can be secured through the proposed legal agreement. Assessment of the more general overall biodiversity value of the site (pg. 33) is in progress. The outcome of this can be dealt with under delegated authority. Condition 9 would secure the provision of any on-site mitigation. If off-site mitigation is also required, this could also form part of the s106 Agreement.]

WSSC Highways

No objection to amended plans. In terms of wider connectivity there may be merit in securing a contribution from the proposed development but it is noted that the extended bus route in Fulbeck Avenue is to be delivered by the recent West Durrington to the north.

[Planning Officer comment: The question of any off-site contribution will require further discussion with the applicant. The matter of parking controls on the site can be required through s106 agreement if privately managed. If any part of the access is to be adopted by the Highway Authority, this can be addressed through negotiation of the legal agreement.]

NHS Clinical Care Commissioning Group

Requests an estimated £165,000 towards health facilities in Worthing.

Further Information Received

Parking and Landscaping (pgs. 24 & 26)

The applicants have considered your Officers suggestion of segmenting the ranks of car parking spaces with additional planting spaces. They comment that this would entail reducing the number of parking spaces overall. The current proposal is for 10% fewer spaces than the amount recommended in County parking standards for suburban areas. Whilst this is permissible due to the weighting given to sustainable transport measures (car club, travel plan and cycle stores) a further reduction would risk overspill parking in Fulbeck Avenue, which is a point of concern raised by residents. The applicant considers that the proposal is an appropriate balance of these considerations.

[Planning Officer comment. The proposed parking ratio is acceptable to the Highway Authority. The long ranks of spaces are unfortunate but the wider amount of landscaping helps to off-set their localised impact.

Obscure glazing to Block 5 (pgs. 29-30)

The applicant disagrees that obscure glazing is needed for windows on the southern side of Block 5, noting that these are over 20m distance from existing neighbouring windows.

[Planning Officer comment. The proposed windows in question are to each of upper floor (3no.) flats at the south east corner of Block 5. Each flat includes a secondary lounge window and primary kitchen-area window. These would face towards the rear of garages at 7-17 Fulbeck Avenue, but with oblique lines of sight towards the rear garden of no. 17 approximately 18- 20m away and its side windows to dual-aspect rooms approximately 24m away.

Mindful that the kitchen windows are further away than the lounge window, and are principal windows, it is considered that these could be accepted as clear glazed, openable windows. It is accepted that the proposed use of fixed & obscure glazing is therefore just targeted to the secondary lounge windows for these three flats.

Trees (pgs. 35-36)

The applicant has considered whether trees at the southern side of the proposed central space, could be retained. However, land levelling as part of flood risk management will require their removal, together with two small clusters to the south and west. Importantly this retains the large prominent oak tree which will be augmented by the proposed new planting.

Open Space & Recreation (pgs. 38-39)

The Parks and Landscape officer is considering the possibilities for off-site provisions and it is hoped that a further view will be available for verbal update at the meeting. This may involve enhanced youth provision for Northbrook Recreation Ground.

Levels (pgs. 31 & 43)

Although level drawings are still being finalised as part of the flood risk management assessment the ground floor levels of the proposed blocks appear to be approximately 25cm – 50cm above existing ground level for Blocks 1, & 2; 80cm above for Blocks 3 & 4 and slightly below (-10cm) at Block 5.

The ground re-levelling would reduce the central / stream area of the site by approximately 15cm – 35cm. The final extent and depth of this work is subject of further adjustment through the flood risk assessment work and is covered by proposed condition 18, which allows for any final changes.

Drainage and Flood risk (pgs.40 – 43)

Further detailed survey work has been undertaken and is under review. At present the revised modelling of fluvial flood risk suggests that the site is at less flood risk (Zone 2) than indicated with the Strategic Flood Risk Assessment (SFRA) which indicated parts of the site in flood zones 3a and 3b. Additional topographical survey work is still required along with assessing pluvial flood risk which will require remodelling. This will be subject of further review by the relevant consultees and this further work will also identify the final land reduction levels and floor levels for the proposed buildings. The applicant's consultant speculates that this may make minor difference to build levels and kerbs.

The impact of any breach of the bank to the adjoining fishing lake is also under further review, including the extent to which development may affect the storage or dispersal of water and any risks to the east of the site. As referred to at page 42, the proposal to require reasonable endeavours to improve future management and maintenance of the banks is a potential benefit which would be secured through legal agreement. At present the lack of management of the bank poses a risk to existing residents of a future breach.

A significant amount of work has been undertaken to assess the appropriate flood risk for the site and design an appropriate drainage solution for the site and to mitigate future flood risk. Whilst, it is disappointing that some questions still remain which requires further modelling work, the applicants Consultants are agreeing the scope of additional work with Technical Services. It is recommended that the application be delegated to Officers to resolve these outstanding drainage concerns.

Recommendation: As stated on page 47 of the Committee report.

Conditions to include:

General

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
Insert numbers		
[Xx	xxxxxxxxxxxxxxxxxx	xx.xx.20xx]

2. Standard 3 year time limit

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

3. Sustainable Design and Energy

The development hereby approved shall incorporate the following sustainable energy and heat management measures, in accordance with the details in the Energy & Sustainability Statement dated January 2020 (Reference: UL-HYD-00-ZZ-RP-ME-0001) submitted with the current application:

- Energy efficient building fabric,
- LED internal & external lighting,
- Community boiler / Air-source heat pump boiler system to achieve a 19% improvement on Part L 2013 Building Regulations (or other such system incorporating renewable energy to achieve a similar outcome as shall first be approved in writing by the Local Planning Authority),
- Operational waste management,
- Efficient water goods and fixtures to achieve <105L/Person usage/day.

Written confirmation shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning

Authority), to confirm that these measures have been achieved including any proposed remedial measures if they have not, in which event the remedial measures thereby approved shall then be implemented.

Reason: *To ensure sustainable construction and renewable energy provision and the provision of accessible, adaptable and wheelchair homes and accessible spaces to meet local needs in accordance with policies 17 & 18 of the Worthing Borough Council Core Strategy 2011 and paras 150-154 of the NPPF, 2019.*

4. Accessible & Adaptable Homes

All dwellings hereby approved shall be constructed as Accessible & Adaptable Homes in accordance with Category M4 (2) of the Building Regulations Approved Document Part M.

Reason: *To accord with the current application and ensure that dwellings are sufficiently accessible and adaptable to meet housing needs in accordance with policies 8 & 10 of the Worthing Borough Council Core Strategy 2011 and para 61 of the NPPF, 2019.*

5. External materials to be approved

Prior to commencement of any works above slab level details and samples of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the details thereby approved.

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policy 16 of the Worthing Borough Council Core Strategy 2011 and paras 124 - 131 of the NPPF, 2019.*

Landscape & Biodiversity

6. Soft landscaping to be approved, provision to replace any which subsequently die/are removed.

i) Prior to commencement of any works above slab level details and samples of all hard and soft landscaping and a timetable of landscaping works and aftercare has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) landscape planting, including species, size and number or planting densities,

- b) planting medium/backfilling material,
 - c) ground surfacing materials: type, colour, texture and finish,
 - d) details of any pavilions/logia or similar structures, seating, boule area, and raised beds,
 - e) a maintenance plan to ensure establishment and aftercare of this detailed scheme of landscaping.
- ii) The details and timetable at i) above shall be adhered to throughout the course of development works. All planting, seeding, turfing and ground surfacing comprised in the approved details of landscaping, shall be carried out in accordance with the timetable thereby approved and any vegetation or surfacing 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 type, size & species.

Reason: *To safeguard and enhance the character and appearance of the site and its biodiversity value in accordance with policies 13 & 16 of the Worthing Borough Council Core Strategy 2011.*

8. Arboricultural method and tree protection measures to be adhered to

- i) All tree protection works shall be fully implemented in accordance with BS 5837:2012 Trees In Relation To Design, Demolition and Construction and the Arboricultural Implications Report by SJA Arboricultural Consultants, dated [*interest amended version*] including the Protection Measures at Appendix 1 and Tree Protection Plan at Appendix 3. Pruning works to retained trees shall, only be undertaken in accordance with section 5.1 of the Report, unless otherwise approved in writing by the Local Planning Authority.
- ii) At least seven days advance written notice shall be provided by the applicant and received by the Local Planning Authority and Council Tree Officer, of the intended commencement of development, works, and
- iii) A pre-development site meeting between the Council Tree Officer and the applicants Tree Consultant and Building Contractor, shall take place before the commencement of development works.

All tree protection works and procedures, including regular supervision and monitoring shall be undertaken and maintained during the duration of the development works hereby approved.

Reason. *To safeguard retained trees throughout the period of development works. In the interests of the appearance and character of the site and its surrounding, public and neighbouring amenities and biodiversity, in accordance with policies 13, 14 & 16 of the Worthing Borough Council Core Strategy 2011.*

9. Landscape Ecological Management Plan (LEMP)

Prior to the commencement of development, including site clearance (s) a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how any areas of habitat or features of biodiversity importance are to be maintained and new biodiversity enhancement measures are to be provided in the development hereby approved. The content of the LEMP should include the following provisions:

- i) Description and evaluation of features to be managed.
- ii) Provisions for site clearance works, including a timetable for these works,
- iii) Provisions for protection measures for the neighbouring Site Of Nature Conservation Interest (Titnore and Goring Woods)
- iv) Measures for biodiversity enhancement
- v) Ecological trends and constraints on site that might influence management.
- vi) Aims and objectives of management.
- vii) Appropriate management options for achieving aims and objectives.
- viii) Prescriptions for management actions.
- ix) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- x) Details of the body or organization responsible for implementation of the plan.
- xi) Provisions for further survey works in the event that development, or any phase of development is not implemented before 15th October 2021
- xii) On-going monitoring and remedial measures.

The provisions of the LEMP shall thereafter be fully implemented and adhered to.

Reason. *In the interests of biodiversity in accordance with policy 13 of the Worthing Borough Council Core Strategy 2011 and paras 170 & 175 of the NPPF, 2019*

10. Children's play area

Prior to the provision of the Central Open Space (immediately to the south of Block 3), details of play equipment, including measures for safe play, shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall thereafter be fully implemented and permanently maintained

Reason. *To ensure appropriate on-site provision for play and its future maintenance, in accordance with policies 11 & 12 of the Worthing Borough Council Core Strategy 2011 and paras 92 & 96 of the NPPF, 2019.*

11. Boundary treatments / means of enclosure, child-safety fencing and prevention of access to SNCI.

No dwelling shall be occupied until details of all boundary walls and/or screen fences have been submitted to and approved in writing by the Local Planning Authority. This shall include: i) safety fencing associated with children's play areas and watercourses; exclusion fencing, to prevent access from the site into the neighbouring land to the north and west (a Site of Nature Conservation Interest) and iii) all other means of enclosure.

No dwelling shall be occupied until all such walls and/or fences thereby agreed at i) – iii) above have been erected and shall thereafter be permanently maintained.

Reason: *To ensure a good quality environment, management of crime risk and careful consideration of the landscape character and setting of the nearby conservation area, listed buildings and National Park in accordance with policies 2, 13 & 16 of the Worthing Borough Core Strategy, 2011.*

12. External lighting

No external or street lighting shall be erected or installed without the prior approval in writing by the Local Planning Authority of a lighting scheme, including measures to minimise light-pollution. Thereafter the lighting shall be provided and maintained in accordance with the approved scheme.

Reason: *In order to balance lighting needs with the interests of the character of the area and wider landscape, including the nearby South Downs National Park, which is a designated International Dark Skies Reserve, and nature conservation in accordance with Policies 13 & 16 of the Worthing Core Strategy 2011 and NPPF, 2019 para 180.*

Highways & Access

13. Provide site access and visibility

No dwelling shall be occupied until all vehicular and pedestrian site accesses, (including visibility splays at the vehicular access), and all roads, footpaths and turning areas within the site, have been completed in accordance with the approved plans including 2019/4938/003 Rev C. The visibility splays shall be kept permanently free of obstructions to visibility above 0.6m height.

Reason: *In the interests of road safety and amenity and to ensure the provision of associated infrastructure and in accordance with policy 12 of the Worthing Core Strategy 2011 and para 108 of the NPPF, 2019.*

14. Provide parking spaces - including car club, wheelchair user and visitor space

No dwelling shall be occupied until the car parking for that dwelling and associated turning space has been provided in accordance with the approved plans, including identified spaces for wheelchair users, car club vehicles and visitors, which shall be marked out and identified on site in accordance with details of marking out which shall be first submitted to and approved by the Local Planning Authority. The approved spaces shall thereafter be permanently retained for their identified purposes.

Reason: *In the interests of road safety and amenity and to ensure the provision of associated infrastructure and adequate parking, including provisions for wheelchair users and for sustainable transport in accordance with policies 12 & 19 of the Worthing Core Strategy 2011, saved policy TR9 of the Worthing Local Plan 2003 and paras 106 & 110 of the NPPF, 2019.*

15. Electric vehicle charging points to be approved (including power rating)

Live charging points for electric vehicles shall be provided prior to the occupation of any dwelling in accordance with details including number, location, power rating and charge rate, which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of sustainable transport and air quality, in accordance with NPPF Paras 102 - 105, 170 & 181 and policy 19 of the Worthing Core Strategy 2011 and Saved policy RES7 of the Worthing Local Plan 2003.*

16. Provide cycle parking

No dwelling shall be occupied until secure cycle parking stores for that dwelling have been provided in accordance with the approved plans. The approved stores shall thereafter be retained at all times for their designated purpose.

Reason: *In the interests of sustainable transport and amenity in accordance with policies 12 & 19 of the Worthing Core Strategy 2011 and saved policy TR9 of the Worthing Local Plan 2003.*

17. Engineering specification for roads and bridging structures

No dwelling shall be occupied until construction details of the vehicular access and manoeuvring, any bridging structures (s) and parking areas within the site and surface water drainage for roads and parking areas (including provision to prevent surface water draining onto the public highway), and including engineering cross-sections and specifications, have been submitted to and approved in writing by the Local Planning Authority in consultation with WSCC as Highway Authority. Development shall be carried out in accordance with the details thereby approved and permanently maintained and retained.

Reason: *In the interests of highway safety, to ensure provision of robust and drained access, parking and manoeuvring areas, and bridging suitable for servicing, refuse and emergency vehicles, in accordance with policy 12 of the Worthing Borough Core Strategy, 2011.*

18. Site and slab levels and ramps to be approved, no subsequent raising of levels.

Prior to the commencement of development, with the exception of site clearance works, a survey and plan of existing and proposed site and slab levels, including provision of access for people with disabilities, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the details thereby approved and thereafter no other raising of levels shall be carried without the prior written approval of the Local Planning Authority. This condition shall apply notwithstanding any information contained in the current application.

Reason: *In the interests of clarity and acknowledgement of raised floor levels for flood risk and because further changes in levels may materially affect the appearance and impact of the development, in accordance with policies 15 & 16 of the Worthing Borough Council Core Strategy 2011 and the NPPF, 2019*

19. Public footpath - upgrading works and connections to Fulbeck Avenue to be approved

No development above slab level shall take place until a scheme setting out a programme of improvement works for the surface of Public Right of Way FP3114 which runs along the eastern boundary has been submitted to and approved in writing by the Local Planning Authority. Improvement works shall be carried out in accordance with the approved programme of works. No dwelling shall be occupied until the programme of improvement works have been implemented.

Reason: *In the interests of sustainable transport and maintaining the value of the public right of way in accordance with policies 12 & 19 of the Worthing Core Strategy 2011 and saved policy TR9 of the Worthing Local Plan 2003 and the NPPF, 2019.*

20. Travel Plan

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *In the interests of sustainable transport and amenity in accordance with policies 12 & 19 of the Worthing Core Strategy 2011 and saved policy TR9 of the Worthing Local Plan 2003 and the NPPF, 2019.*

Drainage

21. Surface water drainage

No development other than site clearance shall take place until details of surface water drainage and its means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the drainage works have been fully completed in accordance with the approved details. The details shall include a timetable for implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and/or any other arrangements to secure the operation of the scheme throughout its lifetime. Thereafter, the drainage works shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: *To ensure appropriate drainage, including sustainable drainage principles, in accordance with policies 12 & 15 of the Worthing Borough Core Strategy, 2011 and policy RES7 of the Worthing Local Plan, 2003.*

22. Foul water drainage

No development other than site clearance shall take place until details of the foul drainage have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the drainage works have been carried out in accordance with the approved details.

Reason: *To ensure appropriate foul drainage, in accordance with policy 12 of the Worthing Borough Core Strategy, 2011.*

23. Remediation of contaminated land

1. Prior to the commencement of development, with the exception of site clearance works, an investigation and risk assessment shall be undertaken to establish whether topsoil and made ground at the site is contaminated and to

determine the potential for pollution in accordance with the requirements of Environment Agency's 'Land Contamination: Risk Management (LCRM, 2020), or any updated version of those documents.

2. Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. Following completion of measures identified in the approved remediation scheme at ii) above a verification report must be submitted to and approved in writing of the Local Planning Authority.

Reason: *To minimise and manage any risks associated with any historic land contamination, and protection of groundwater, in accordance with saved policy RES9 of the Worthing Local Plan 2003 and in accordance with NPPF, 2019 paras 179 & 180.*

24. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: *To minimise and manage any risks associated with any historic land contamination, and protection of groundwater, in accordance with saved policy RES9 of the Worthing Local Plan 2003 and in accordance with NPPF, 2019 paras 179 & 180.*

25. Safeguarding of groundwater/ approval of piling

No piling work shall be undertaken unless details of measures to be undertaken to protect groundwater have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water

Thereafter the development shall only be carried out in accordance with such approved measures.

Reason: *To safeguard water resources, including groundwater due to the location of the within Source Protection Zone 1 and in the vicinity of a Public Water Supply Abstraction point, in accordance with policy RES7 of the Worthing Local Plan, 2003.*

Neighbouring Amenity

26. Balcony screens to be approved

No development above slab level shall take place until details of balcony screens to be used at first floor level and above at Block 5, to minimise risk of overlooking to existing neighbouring properties, have first been submitted to and approved in writing by the Local Planning Authority screens shall be fully implemented prior to the occupation of Block 5 and permanently maintained thereafter

Reason: *To safeguard the residential amenities of the area in accordance with policy 16 of the Worthing Core Strategy 2011 and saved policies RES7 & H18 of the Worthing Local Plan 2003.*

27. Obscure glazing on upper floor windows to be approved

- i) All lounge windows at or above first floor level in the south-easternmost flats in the southern end elevation of Block 5, shall be permanently fixed and unopenable up to 1.7m above internal floor levels and permanently glazed with uncoloured obscured glass) also up to 1.7m above internal floor level (obscuration equivalent to or greater than Pilkington Obscure Glass 4)

Reason: *To safeguard the residential amenities of the area in accordance with policy 16 of the Worthing Core Strategy 2011 and saved policies RES7 & H18 of the Worthing Local Plan 2003.*

Other Matters

28. Noise insulation and ventilation

No development above slab level shall take place until details of measures for acoustic mitigation and ventilation, including the extent of dwellings to which such measures are to apply, have first been submitted to and approved in writing by the Local Planning Authority and these acoustic mitigation and ventilation measures shall be implemented prior to the occupation of each applicable dwelling and permanently maintained thereafter.

Reason: *To safeguard the residential amenities of the area in accordance with policy 16 of the Worthing Core Strategy 2011 and saved policies RES7 & H18 of the Worthing Local Plan 2003*

29. External plant

No external fixed plant, or mechanical vent or duct shall be installed until a scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme should demonstrate the rating level of any new plant or machinery will not exceed the Plant Noise Criteria specified in Section 4 of the Acoustic Assessment (Ref: 9675.RP01.EBF.3 Dated 11th May 2020) and should include any necessary anti-vibration mountings. All plant shall be maintained in accordance with manufacturer's guidance and any future plant shall also meet the specified levels within the approved scheme

Reason: *To safeguard the residential amenities of the area in accordance with policy 16 of the Worthing Core Strategy 2011 and saved policies RES7 & H18 of the Worthing Local Plan 2003*

30. Bin stores

Prior to the occupation of each dwelling the recycling and refuse bin store serving that dwelling shall be provided in accordance with the approved plans and shall be permanently retained and maintained thereafter.

Reason: *To ensure adequate internal storage space for recycling and refuse in accordance with policies 12 & 17 of the Worthing Borough Core Strategy 2011 and the interests of highway safety and residential and neighbour amenities.*

31. Fire hydrants

No development above slab level shall take place until details of fire hydrants to be installed at the site have first been submitted to and approved in writing by the Local Planning Authority and these shall be implemented prior to the occupation of each applicable dwelling and permanently maintained thereafter.

Reason: *To safeguard the residential amenities of the area in accordance in accordance with policy 12 the Worthing Borough Core Strategy 2011*

32. Secure by Design

No development above slab level shall take place until details of secure entrances to buildings, lighting within the site and security for cycle and bin stores have first been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented and fully adhered to in the development of the relevant phase.

Reason: *To ensure a well-designed, good quality and safe environment in accordance with policies 16 & 19 of the Worthing Borough Core Strategy,*

2011 and section 17 of the Crime & Disorder Act 1998 and paragraph 91 of the NPPF, 2019.

Construction process

33. Archaeological investigation works and reporting to be approved

No development shall commence within the site until:

- a) A written scheme of investigation (archaeological work) which should include on-site field survey and recording and the analysis reporting publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority;
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

Reason: *To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works in accordance with Policy 16 of the Worthing Core Strategy 2011 and NPPF, 2019 para 189.*

34. Construction Management Plan to be approved

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,

- 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, including public information to explain the development,

- a commitment to no burning on site,
- 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),
- details of public engagement both prior to and during construction works.
- details of dust suppression

Reason: *In the interests of highway safety and the amenities of the area in accordance with policy 16 of the Worthing Core Strategy 2011 and saved policies RES7 & H18 of the Worthing Local Plan 2003.*

35. Hours of work

No construction work relating to the development, or operational or construction vehicles, shall be undertaken or operated on the site except between the hours of: 08.00 and 18.00 on Mondays to Friday and between the hours of 08.00 and 13.00 on Saturdays and not at any time on Sundays or Public Holidays.

Reason: *In the interests of highway safety and the amenities of the area and a balance between the protection of local and residential amenities and times of development work in accordance with policy 16 of the Worthing Core Strategy 2011 and saved policies RES7 & H18 of the Worthing Local Plan 2003*

And any other appropriate conditions

20-10-2020