WORTHING BOROUGH COUNCIL

Mr Cheten Chauhan
RDT Architects Ltd
1 Harrier Court
Woodside Road
Lower Woodside
LU1 4DQ
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0951/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 8 (ACCESSES - INCL BRIDLEWAY) OF AWDM/1157/21

Location of Development
MERRIMAN GRANGE 102 WARREN ROAD WORTHING WEST SUSSEX BN14 9QX

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
Planning Services Manager
05/12/2024

SCHEDULE

Approved Date - 05/12/2024

8 No part of the development hereby permitted shall be occupied until:

A) the highway improvements to the A27/A24 and site access points have been fully completed and opened to traffic in accordance with RGP Drawing No. 2020/5333/001 Rev P6 (Proposed Access Arrangements - Main Site Access), RGP Drawing No. 2020/5333/002 Rev P6 (secondary Site Access) and RGP Drawing No. 2020/5333/007 Rev P5 (Public Right of Way Improvements), unless otherwise agreed in writing by the Local Planning Authority, and the existing site access to no. 106 Warren Road (closest to the south eastern corner with Warren Road) has been closed to vehicular traffic, as annotated on drawing 2020/5333/007 Rev P5 (and for the purposes of this condition the detailed works to the Public Right of Way shown in drawing 2020/5333/007 Rev P5, shall supersede the works to the Public Right of Way shown in the RGP Drawing No. 2020/5333/002 Rev P6)

and

B) The following details have been submitted to and approved in writing by the Local Planning Authority, in liaison with the relevant Highway body, and have thereafter been implemented as part of the works at A) above:

i. details of the surfacing, including a cross-section drawing, materials and colour), and
ii. details of stout timber bollards, (which shall be between 0.5-0.6m in height), and
iii. details of signage along the public right of way (size, location, design and content), and
iv. details of drainage for the site accesses, and
v. details of tree protection, including root protection, during works, and
vi. arrangements for maintenance of the new surface & edging of the public right of way, bollards, signage and any associated drainage.

And the maintenance arrangements approved under B) v. above shall be permanently adhered to unless otherwise agreed in writing by the Local Planning Authority, in liaison with the relevant Highway body.

Reason: *In the interests of highway safety, to ensure that the A27/A24 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety and to ensure that development will not materially affect the safety, reliability and / or operation of the strategic road network (the tests set out in NPPF 2019 Para 108-11 & Dept. for Transport Circular 02/13 Para 8 -11) and for safe usage of the public right of way and in the interests of visual amenity, in accordance with policies 13, 15, 16 & 19 of the Worthing Borough Council Core Strategy 2011.*

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
MAINTENANCE STRATEGY	Condition 8 b) vi	22.07.2024
A27 WARREN ROAD ACCESS WORKS		22.07.2024
LOCATION PLAN	22044-CIV-100 C01	22.07.2024
GENERAL ARRANGEMENT	22044-CIV-101 C01	22.07.2024
SURFACING & KERBING	22044-CIV-102 C01	22.07.2024
VEHICLE SWEPT PATH ANALYSIS	22044-CIV-106 C01	22.07.2024
CONSTRUCTION DETAILS SHEET 1	22044-CIV-110 C01	22.07.2024
CONSTRUCTION DETAILS SHEET 2	22044-CIV-111 C01	22.07.2024
DRAINAGE LAYOUT	22044-CIV-500 C02	22.07.2024
PUBLIC RIGHT OF WAY IMPROVEMENTS		22.07.2024
PHOTOGRAPHIC EVIDENCE		25.10.2024
Email from Jack Newman re bridleway		04.12.2024
GENERAL ARRANGEMENT	22044-CIV-201 C02	22.07.2024
SURFACING & KERBING	22044-CIV-202 C02	22.07.2024
ACCESS WAY CONTOURS	22044-CIV-204 C02	22.07.2024
CONSTRUCTION DETAILS	22044-CIV-211 C02	22.07.2024
BRIDLEWAY	2020/5333/007 P5	22.07.2024

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