WORTHING BOROUGH COUNCIL

Mr Jacob Weiner
Almond Initiatives Ltd
24 Queen Anne's Place
Enfield
EN1 2PT
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0873/25

Details of Development
DEMOLITION OF EXISTING WORKSHOP BUILDINGS TO THE REAR (SOUTH) OF 1 BECKET BUILDINGS TO DEVELOP 3NO X 1-BEDROOM DWELLING HOUSES WITH LANDSCAPING TO COMMUNAL COURTYARD, PLUS BIN AND CYCLE STORE.

Location of Development
UNIT WEST OF BECKET BUILDINGS LITTLEHAMPTON ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 7th July 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Head of Planning & Development
28/09/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. 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
SEQUENTIAL TEST	STM ENVIRONMENTAL V1.2	15.07.2026
FLOOD RISK ASSESSMENT	FRA-2026-000056	01.06.2026
PROPOSED BINS & CYCLE SPACE	BBL/009 ISSUE A	01.06.2026
LOSS OF EMPLOYMENT STATEMENT		01.06.2026
PROPOSED GROUND & FIRST FLOOR PLANS	BBL/01 ISSUE A	01.06.2026
PROPOSED ROOF PLAN	BBL/02 ISSUE A	01.06.2026
PROPOSED ELEVATIONS	BBL/03 ISSUE A	01.06.2026
PROPOSED ELEVATIONS	BBL/04 ISSUE A	01.06.2026
PROPOSED SECTION AA	BBL/05 ISSUE A	01.06.2026
EXISTING BLOCK PLAN	BBL/06 ISSUE A	01.06.2026
PROPOSED BLOCK PLAN	BBL/07 ISSUE A	01.06.2026
LOCATION PLAN	BBL/08 ISSUE A	01.06.2026
PROPOSED DETAILS SITE PLAN	BBL/10 ISSUE A	08.06.2026
EXISTING ELEVATIONS & SECTIONS (WEST)	WLD-001-24-03	07.07.2025
EXISTING FLOOR PLANS (WEST)	WLD-001-24-02	07.07.2025

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

03. Works to implement the development shall not first commence unless and until a specification and/or samples of the materials/finishes to be used for external walls and roof of the dwellings (including dormer windows, rooflights, windows and doors) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and completed in accordance with the approved materials and specifications.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

04. Prior to the commencement of works to implement the development hereby permitted, a specification and/or scaled drawings and sections detailing the proposed architectural details comprising the brick on edge verge to the gable walls, brick string course, dormers with recessed window, roof lights (sizes and specification), window design, front door design and front wall enclosure, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed architectural details and specifications.

Reason: *To ensure that the design quality of the development shown on the approved drawings is implemented in accordance with policy DM5 of the Worthing Local Plan.*

05. Prior to the commencement of works to implement the development hereby permitted, details of the surfacing material(s) of the paved courtyard and dwelling frontages shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

06. Prior to the commencement of works to implement the development hereby permitted, details of the size, design and construction of secure, covered cycle storage in the position shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be provided prior to first occupation of any dwelling and shall thereafter be retained for its designated purpose.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policy DM15 of the Worthing Local Plan.*

07. Prior to the commencement of works to implement the development hereby permitted, details of the size, design and construction of the bin storage facility in the position shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be provided prior to first occupation of any dwelling and shall thereafter be retained for its designated purpose.

Reason: *In the interests of amenity and the environment having regard to policy DM5 of the Worthing Local Plan.*

08. No works to implement the development hereby permitted shall take place until full details of the hard and soft landscape works to the courtyard have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

i) A planting schedule to include a variety of shrubs/ground cover and not less than 3no. Heavy Standard ornamental pear trees (Pyrus calleryana 'Chanticleer') to be planted in the planting bed shown on the Site Plan BBL/10 Issue A.

ii) Bollard or low-level lighting to the communal courtyard;

iii) Partial enclosure of the semi-private dwelling frontages as shown on the Site Plan BBL/10 Issue A in brickwork and/or metal railings;

iv) Communal seating.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority. 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.

Reason: *In the interests of visual amenity and to ensure that the quality of development shown on the approved plan is implemented in accordance with policies DM5 and DM19 of the Worthing Local Plan.*

09. Works to implement the development shall not commence unless and until an acoustic assessment of the impact of noise from the adjacent commercial premises upon the proposed residential units has been submitted to the Local Planning Authority. Should the assessment highlight that a noise insulation scheme is required, a scheme for protecting the proposed noise sensitive development shall be submitted to and approved by the Local Planning Authority. The scheme shall have regard to the principles contained within the ProPG: Planning and Noise - Professional Practice Guidance on Planning and Noise - New Residential Development 2017 and BS8233. Following approval and implementation of the scheme, no dwelling shall be first occupied until a test has been undertaken to demonstrate that the attenuation measures that have been carried out are effective in protecting the residential dwellings from noise and the results submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure a satisfactory living environment for the future residents in accordance with policies DM5 and DM22 of the Worthing Local Plan.*

10. Details of the proposed roof-mounted solar PV (including their fixings) shall be submitted to and approved in writing by the Local planning Authority. No dwelling shall be first occupied until the roof-mounted solar PVs have been installed in accordance with the approved details.

Reason: *In the interests of sustainable development and to comply with policy DM17 of the Worthing Local Plan.*

11. Prior to first occupation evidence shall be submitted to the local planning authority demonstrating that the proposed dwellings have achieved a minimum Class B rating Energy Performance Certificate (EPC).

Reason: *In the interests of sustainable development and to comply with policy DM16 of the Worthing Local Plan.*

12. No works to implement the development hereby permitted shall be carried on unless an acoustic report relating to the proposed Air Source Heat Pumps (ASHP) has been submitted to and approved in writing by the Local Planning Authority. The report shall show that the installation of the ASHPs complies with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Heat Pumps, Professional Advice note.' The report shall outline that the rating level from the ASHPs shall not exceed 35dBLAeq15min at any noise sensitive façade of a neighbouring residential premises. If it is not practical to achieve this value and the local context supports a relaxation, then the report shall provide a full justification as to why a relaxation in rating level is required. Thereafter the ASHPs shall only be implemented in accordance with the agreed acoustic report and any mitigation measures it contains.

Reason: *To ensure a satisfactory living environment for the future residents in accordance with policies DM5 and DM22 of the Worthing Local Plan.*

13. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall

subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To ensure that the flood risk is adequately addressed and not increased in accordance with the NPPF and policy DM20 of the Worthing Local Plan.*

14. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

15. Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure the development is adequately drained in accordance with the NPPF and policy DM20 of the Worthing Local Plan.*

16. The development hereby permitted shall be carried out in accordance with the flood risk mitigation measures outlined in Section 15 of the approved Flood Risk Assessment (ref: FRA-2026-000056, dated 01 June 2026) unless otherwise first approved in writing by the Local Planning Authority.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not

be extended or externally altered (including by the insertion of any additional openings), or any incidental building erected within their curtilage.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy DM5 of the Worthing Local Plan.*

18. If, during development, any visibly 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, then, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policy DM22 of the Worthing Local Plan.*

19. 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. The development, including works of demolition, shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction and demolition periods. The Plan shall provide for:-
the anticipated number, frequency and types of vehicles used during construction,
i) the method of access and routing of vehicles during construction,
ii) HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's),
iii) the parking of vehicles by site operatives and visitors,
iv) the loading and unloading of plant, materials and waste,
v) the storage of plant and materials used in construction of the development,
vi) the erection and maintenance of security hoarding,
vii) a commitment to no burning on site,
viii) 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),
ix) methods to control dust from the site,
x) a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
xi) details of public and neighbour engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the environment in accordance with policy DM22 of the Worthing Local Plan.*

20. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 09.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy DM22 Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. SOUTHERN WATER ADVICE

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to the Southern Water network, Southern Water requires the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

03. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

04. The Applicant is reminded that the development the subject of this decision notice is liable for Community Infrastructure Levy (CIL). A CIL Liability Notice will be issued to the liable person(s) and a CIL Land Charge added to the register. CIL will become liable upon commencement of the development with the liable person(s) required to submit a CIL Commencement Notice at least one day before the development commences. Further information can be found on the Council's website via the link https://www.adur-worthing.gov.uk/planning-policy/infrastructure/

In calculating individual charges for the levy, regulation 40 (as amended by the 2014 Regulations), requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically. To reduce the need for repeated re-calculation indexing will be applied from the previous 1st November of the date of the CIL Liability Notice to the previous 1st November of the date the payment is due using the national all in Tender Price Index.

05. The WSCC Fire & Rescue (Water & Access Manager) has advised:-

A fire appliance requires a minimum width of 3.1m through any narrowing or gateway, 3.7m between road edge or curb, capable of supporting 18 Tonne axial weight and a suitable turning facility provided to enable the fire appliance to turn and make their exit.

Where suitable access or turning cannot be provided the installation of a domestic sprinkler or water mist system complying with BS9251 or BS8458 standard could be used to mitigate insufficient access to the new build property. These systems will either extinguish or suppress a fire sufficiently to enable the attending fire crews to break out additional firefighting equipment to attend the property.

Ref: AWDM/0873/25

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

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

4. The Secretary of State need not consider an appeal if it seems to him 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.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. 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. 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 his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).