WORTHING BOROUGH COUNCIL

Oonagh Kerrigan
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
ME14 3EN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0244/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (MATERIALS AND DETAILING), 6 (TREES) AND 7 (LANDSCAPING) OF APPLICATION AWDM/1979/19 (OUTLINE CONSENT) AND AWDM/0605/22 (APPROVAL OF RESERVED MATTERS). INCLUDES AMENDED TREE AND HEDGE PLANTING AT NORTHERN BOUNDARY WITH RAILWAY (DECEMBER 2025)

Location of Development
HM REVENUES AND CUSTOMS BARRINGTON ROAD WORTHING WEST SUSSEX BN12 4XL

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.

GPeck

Gary Peck
Head of Planning & Development
02/10/2026

SCHEDULE

Approved Date - 01/10/2026

4 Materials and Detailing

Prior to any development above ground level, full details of proposed external bricks/tiles and cladding materials (including samples) and the following details at not less than 1:20 scale details, including appropriate cross sections, shall have been submitted to and approved by the Local Planning Authority in writing and thereafter only those approved external materials shall be used in the construction of the development:

i) Decorative brickwork and detailing,
ii) Window and door frames,
iii) Roof and wall intersections, (including cladding intersections) and parapets,
iv) Balconies and balustrades, including any supporting framework,
v) Rainwater goods,
vi) Fascias, soffits and framework.

Reason: *In order to ensure a standard of design and appearance in accordance with policy 16 of the Worthing Borough Core Strategy, 2011 and the NPPF 2021.*

Approved Date - 01/10/2026

6 Trees

Prior to the construction of any dwelling above ground level, details of tree planting including details of tree pits shall be submitted to for approval in writing by the Local Planning Authority. The submitted details shall demonstrate how the proposed tree planting can be accommodated having regard to the location of proposed services and utilities. The works shall thereafter be carried out in accordance with the approved details

Reason: *In the interests of the visual and residential amenity and biodiversity value of the development hereby approved, to ensure that trees are planted and maintained in accordance with the approved plans in accordance with policies 12, 14 & 16 of the Worthing Borough Core Strategy, 2011.*

Approved Date - 01/10/2026

7 Landscaping

Prior to works commencing above foundations, full details of both the soft and hard landscape works (including pergolas in the apartment car-park), shall be submitted to and approved in writing by the Local Planning Authority in accordance with the Landscape Masterplan CB 54 244 1200B. The details shall accord with the principles set out in the Landscape Strategy Statement prepared by Cooper Baillie Landscape, July 2022. The soft landscaping works shall include details of planting plans and a programme of works. The works shall thereafter be carried out in accordance with approved details. All planting, seeding or turfing comprised in the approved details of landscaping 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.

Reason: *In the interests of the visual and residential amenity and biodiversity value of the development hereby approved, in accordance with policies 12, 14 & 16 of the Worthing Borough Core Strategy, 2011.*

Informatives / Notes to Applicant

01. The Planning Committee of Worthing Borough Council, in determining this application, has resolved that the applicant Bellway Homes should write to all new homeowners of the development, whose properties include new trees and hedges, including those along the northern boundary with the railway line, informing them that all new and existing trees and shrubs should be retained, managed and watered in order to ensure that these form part of the landscaping and green infrastructure of the development. The letter should include reference to planning condition of the planning permission (AWDM/0605/22), which require that any such trees and shrubs which are removed or become seriously damaged or diseased within five years, shall be replaced in the next planting season with others of similar size and species. A copy of this letter should also be provided to the Local Planning Authority.

02. 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.

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
CAR PARK SCREENING DETAIL 2	GLS_030_121_ 1702	21.09.2026
CAR PARK SCREENING DETAIL 1	GLS_030_121_ 1701	21.09.2026
PLANTING PLAN SHEET 1	GLS_030_121_ 1501 REV K	19.01.2026
PLANTING PLAN SHEET 2	GLS_030_121_ 1502 REV K	19.01.2026
PLANTING PLAN SHEET 3	GLS_030_121_ 1503 REV K	19.01.2026

Reference/Drawing Number	Version	Date Rec
PLANTING PLAN SHEET 4	GLS_030_121_ 1504 REV K	19.01.2026
PLANTING PLAN GENERAL ARRANGEMENT	GLS_030_121_ 1350 REV J	26.11.2025
ACOUSTIC FENCE SECTION AA	GLS_030_121_ 1401	26.11.2025
PLANTING PLAN SHEET 1	GLS_030_121_ 1501 REV J	26.11.2025
LANDSCAPE SPECIFICATION	GLS_030_121_ 1801	22.01.2026
LANDSCAPE MANAGEMENT PLAN REV B	GLS_030_121_ 1802	22.01.2026
PRIVATE EXTERNAL WORKS & KERBING PLAN 1 OF 6	DR-C-2201 C2	23.04.2024
EXTERNAL FINISHES PLAN	CB_54_244_00 8 REVG	18.07.2025
CAR PARK SCREENING DETAIL 1	GLS_030_121_ 1701A	23.04.2024
CAR PARK SCREENING DETAIL 2	GLS_030_121_ 1702A	23.04.2024
TREE PIT DETAIL SOFT LANDSCAPE	GLS_030_121_ 1703A	23.04.2024
TREE PIT DETAIL HARD LANDSCAPE	GLS_030_121_ 1704	23.04.2024
LANDSCAPE SPECIFICATION	GLS_030_121_ 1801	23.04.2024
PRIVATE EXTERNAL WORKS & KERBING PLAN 2 OF 6	DR-C-2202 C2	23.04.2024
PRIVATE EXTERNAL WORKS & KERBING PLAN 3 OF 6	DR-C-2203 C3	23.04.2024
PRIVATE EXTERNAL WORKS & KERBING PLAN 4 OF 6	DR-C-2204 C3	23.04.2024
PRIVATE EXTERNAL WORKS & KERBING PLAN 5 OF 6	DR-C-2205 C5	23.04.2024
PRIVATE EXTERNAL WORKS & KERBING PLAN 6 OF 6	DR-C-2206 C7	23.04.2024
ADOPTABLE EXTERNAL WORKS & KERBING PLAN SHEET 1 OF 6	DR-C-2221 C5	23.04.2024
ADOPTABLE EXTERNAL WORKS & KERBING PLAN SHEET 2 OF 6	DR-C-2222 C6	23.04.2024
ADOPTABLE EXTERNAL WORKS & KERBING PLAN SHEET 3 OF 6	DR-C-2223 C6	23.04.2024

Reference/Drawing Number	Version	Date Rec
ADOPTABLE EXTERNAL WORKS & KERBING PLAN SHEET 4 OF 6	DR-C-2224 C7	23.04.2024
ADOPTABLE EXTERNAL WORKS & KERBING PLAN SHEET 5 OF 6	DR-C-2225 C8	23.04.2024
ADOPTABLE EXTERNAL WORKS & KERBING PLAN SHEET 6 OF 6	DR-C-2226 C10	23.04.2024

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