Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Former Unit 1 River Bank Business Centre
Address line 1	Old Shoreham Road
Address line 2	
Address line 3	
Town/city	Shoreham-by-Sea
Postcode	BN43 5FL

Description of site location must be completed if postcode is not known:

Easting (x)	521092
Northing (y)	105330

Description

2. Applicant Details

Title	Mr
First name	Robert
Surname	Clarke
Company name	PMC Construction & Development Services Ltd
Address line 1	80A High Street
Address line 2	Cosham
Address line 3	
Town/city	Hampshire

2. Applicant Details

Country	
Postcode	P06 3FL
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

3. Agent Details

Title	
First name	G
Surname	Andrews
Company name	HGP Architects
Address line 1	HGP Architects
Address line 2	Furzehall Farm
Address line 3	110 Wickham Road
Town/city	Fareham
Country	
Postcode	PO16 7JH
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline Planning application (including approval of details of access) for redevelopment of general industrial land for a mixed used scheme with up to 120 new dwellings (Use Class C3), hotel (Use Class C1), offices and light industrial (Use Class B1), retail (Use Class A1), finance and professional services (Use Class A2) and cafe (Use Class A3), with associated roadways, parking and flood defence wall (site includes River Bank Business Centre and 12-18 Old Shoreham Road) Riverbank Business Centre 39 Old Shoreham Road Shoreham-By-Sea West Sussex.

Reference number

AWDM/0935/13

Date of decision (date must be pre-application submission) 12/06/2015

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 5 - Surface Water & Highway; Condition 19 - Travel Plan; Condition 20 - Parking & Turning; Condition 21 - Cycle Store; Condition 22 - Refuse

4. Description of the Proposal

Stores; Condition 25 - Noise (MVHR Plots)

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 30/03/2018

Has the development been completed? ( ) Yes (●) No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? ( ) Yes (●) No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 5: (Surface Water Designs and Highways)
HOP Civils Letter 25 July 19
12234-HOP-XX-XX-DR-C-HW01
12234-HOP-XX-XX-DR-C-HW02
12234-HOP-XX-XX-DR-C-HW03
12234-HOP-XX-XX-DR-C-HW04

Condition 19: (Travel Plan)
Mayer Brown Travel Plan

Condition 20: (Civil Engineer's Vehicle Tracking, Site Plan and Architects Site Context Drawing)
17.128-HGP-XX-XXX-A-9000 External Works
12234-HOP-XX-GF-DR-C-EW01
12234-HOP-XX-GF-DR-C-EW02
12234-HOP-ZZ-XX-DR-C-VT01
12234-HOP-ZZ-XX-DR-C-VT02
12234-HOP-ZZ-XX-DR-C-VT03

Condition 21: (Floor Plans and Commercial Conveyancing Drawings showing Communal Cycle Store Allocations)
17.128-HGP-B1-00F-A-2001 C05 Block 1 Ground Floor Plan
17.128-HGP-B1-00F-A-2003 C05 Block 1 Ground Floor Plan
17.128-HGP-B1-01F-A-7003 P04 Block 1 - Commercial Unit Conveyancing Plans
17.128-HGP-B2-00F-A-2002 C04 Block 2 Ground Floor Plan
17.128-HGP-B3-00F-A-2001 C03 Block 3 Ground Floor Plan
17.128-HGP-B3-00F-A-7003 P03 Block 3 - Commercial Unit Conveyancing Plan
17.128-HGP-B4-00F-A-2000 C03 Block 4 - Ground Floor
17.128-HGP-BX-00F-A-7001 P02 Block 1 & 3 Commercial Units Conveyancing Plan

Condition 22: (Floor Plans and Commercial Conveyancing Drawings showing Communal Refuse Store Allocations)
17.128-HGP-B1-00F-A-2001 C05 Block 1 Ground Floor Plan
17.128-HGP-B1-00F-A-2003 C05 Block 1 Ground Floor Plan
17.128-HGP-B1-01F-A-7003 P04 Block 1 - Commercial Unit Conveyancing Plans
17.128-HGP-B2-00F-A-2002 C04 Block 2 Ground Floor Plan
17.128-HGP-B3-00F-A-2001 C03 Block 3 Ground Floor Plan
17.128-HGP-B3-00F-A-7003 P03 Block 3 - Commercial Unit Conveyancing Plan
17.128-HGP-B4-00F-A-2000 C03 Block 4 - Ground Floor
17.128-HGP-BX-00F-A-7001 P02 Block 1 & 3 Commercial Units Conveyancing Plan

Condition 25: (Mechanical Engineer's MVHR Layouts for Plots overlooking Railway Embankment)
AD5685-042-M01C - House Type 1
AD5685-042-M02 - House Type 2
AD5685-042-M03 - House Type 3
AD5685-042-M08B- Block 1 Ground Floor
AD5685-042-M09C Block 1 First floor
AD5685-042-M10B- Block 1 Second Floor
AD5685-042-M11B- Block 1 Third Floor
AD5685-042-M12B- Block 1 Fourth Floor
AD5685-042-M13B- Block 1 Fifth Floor
AD5685-042-M14B- Block 1 Sixth Floor

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (●) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

7. Site Visit

- ○ The agent
- ◉ The applicant
- ○ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application) 20/12/2019