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 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land At 68 And South Of 68 To 86

Address Line 1

Manor Hall Road

Address Line 2

Address Line 3

West Sussex

Town/city

Southwick

Postcode

BN42 4NF

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

Easting (x)

524811

Northing (y)

105522

Description

Applicant Details

Name/Company

Title

Mr

First name

George

Surname

Holdsworth

Company Name

Kinsted Developments LLP (previously West Sussex Property Development LLP)

Address

Address line 1

Broadmede Houses

Address line 2

Farnham Business Park

Address line 3

Farnham

Town/City

Farnham

County

Surrey

Country

United Kingdom

Postcode

GU9 8QT

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

ERECTION OF 22 RESIDENTIAL UNITS, WITH ASSOCIATED LANDSCAPING AND ACCESS ARRANGEMENTS.

Reference number

AWDM/0585/22

Date of decision (date must be pre-application submission)

13/09/2023

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

Condition number(s)

7, 8, 9 and 18.

07. Prior to the commencement of the development, a detailed Ecological Protection and Enhancement Plan shall be submitted to and approved in writing with the Local Planning Authority. This Plan should incorporate and expand on the outline measures identified in the Preliminary Ecological Assessment Report (undated). Thereafter, the development shall be in accordance with the approved Plan.

08. Drainage. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority, including details of surface water attenuation and discharge rate, including measures to regulate this rate. The building shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

09. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

18. Site Works - Construction Management Plan. 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...

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

For Condition 7:
- Ecological Protection and Enhancement Plan (produced by Ecology & Habitat Management Ltd).
- Biodiversity Net Gain Report 2023 (produced by Ecology & Habitat Management Ltd).
- Both reports attached.

For Condition 8:
- Drainage Statement (produced by GTA Civils & Transport Ltd).
- Report attached.

For Condition 9:
- Drainage Statement (produced by GTA Civils & Transport Ltd).
- Report attached.

For Condition 18:
- Construction Environment and Management Plan.
- Report attached.

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?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

PREAPP/0459/21

Date (must be pre-application submission)

05/01/2022

Details of the pre-application advice received

Meeting held on Zoom. No formal response received from LPA.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

George Holdsworth

Date

21/09/2023