WORTHING BOROUGH COUNCIL

Mr George Clements
Hampshire Homes Group
8 Chatmohr Estate
Crawley Hill
West Wellow
Romsey
SO51 6AP
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1651/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 18 (SITE MANAGEMENT PLAN) AND PARTIAL APPROVAL OF CONDITION 14 (BIN STORES ONLY) OF APPROVED APPLICATION AWDM/0072/21.

Location of Development
FORMER 22 CLIFTON ROAD WORTHING WEST SUSSEX BN11 4DY

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED and PARTIALLY APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
18/02/2025

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Partially Approved Date - 18/02/2025

14 Bin and Cycle Stores

The development hereby approved shall not be occupied until secure cycle parking stores and bin stores has been provided in accordance with additional details, including plans, elevations and materials which shall first be submitted to and approved in writing by the Local Planning Authority. The approved cycle stores and bin stores shall thereafter be provided in accordance with the details thereby approved and retained at all times for their designated purpose.

Reason: *In the interests of sustainable transport and amenity in accordance with policies DM5, DM9 and DM15 of the Worthing Local Plan 2020 - 2036.*

Approved Date - 18/02/2025

18 Site Management Plan

Prior to the occupation of the development hereby approved a Site Management Plan shall be submitted and approved in writing by the Local Planning Authority to include arrangements for management and maintenance of the development, including the following:

i) The building fabric, drainage and communal areas inside and outside the building
ii) Security measures, including door entry systems, communal lighting, doors, fences and gates
iii) Provision of ongoing support to occupiers for a minimum of four (4) days per seven (7) day period
iv) Arrangements twenty-four hour on-call support for occupiers
v) Arrangements for management residential agreements
vi) Provision for display and updating of public transport information

The development shall only be occupied in full and permanent accordance with the site management plan thereby approved.

Reason: To safeguard and support the amenities of future residents of the development and neighbours and the amenities of the area in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020 - 2036.

Informatives / Notes to Applicant

01. Approval is granted for the bin stores only. Details of the cycle stores pursuant to Condition 14 of AWDM/0072/21 are the subject of a separate application AWDM/0084/25 pending consideration.

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
COVER LETTER		24.12.2024
TREE RETENTION & PROTECTION PLAN	ECO-DWG-002 REV 01	24.12.2024
SITE MANAGEMENT PLAN	VERSION P3	24.12.2024
PROPOSED LEVELS & EXTERNAL WORKS LAYOUT	12466/1800 REV C6	24.12.2024
BIN STORE	22090-BR-3-BIN REV C	24.12.2024

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

Ref: AWDM/1651/24