Development Management – Delegated Officer Report

Application Number: **AWDM/0770/25** **Recommendation: APPROVE**

Site: Skywaves, Ivy Arch Road

Proposal: Approval of details reserved by conditions 13 (Bin and bicycle stores), 14 (Travel plan) and 18 (Site management plan) of approved application AWDM/0207/22

Date of Site Visit: 27/10/25

Neighbours Checked: Yes

Additional neighbour notification: None

Proposal, Site and Surroundings:

The existing building was demolished and the new flats are nearing completion. Application to discharge conditions 13, 14 and 18. Revised Travel Plan submitted at request of the Highway Authority. The waste details have been submitted to accord with our Waste requirements and building regulations:

'Referring to s.10.1.2 of the Adur-Worthing refuse policy, it is indicated that 120L per flat, per waste stream is needed as a minimum. This would mean 2520L per waste for 21 flats. This does not factor in the required waste capacity for the ground floor unit.

As such, our revised design includes a second bin store to the rear of the development constructed of hit and miss fencing. The store to the front will be constructed of the same means. The rear store will have 6 no. 1100L Eurobins, providing 3300L per waste stream, above the council's requirement. A further two Eurobins will be housed at the front of the scheme. The intention will be for staff to provide support with waste collection. Please refer to section 3.4 of the site management plan included within this application. This also assists with compliance with Approved Document H.'

Planning History:

AWDM/0207/22 - Demolition of existing building and erection of three-storey building comprising 21 residential units providing temporary accommodation and B1(a) office space on the ground floor. **APPLICATION PERMITTED**

Consultations:

WSCC Highways were reconsulted on the submitted Travel Plan (originally only a TP statement submitted) and have now raised no objections (21/10/25).

Representations: None

Relevant Planning Policies: National Planning Policy Framework (December 2023)

Worthing Local Plan, 2020 - 2036: Including DM5 Quality of Built Environment; DM18 & DM19 Biodiversity and Green Infrastructure DM22 Pollution; DM23-24 Historic Environment
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The submitted details are acceptable. WSCC Highways are happy with the bike store and the revised Travel Plan. The site management plan is acceptable in relation to one site security and other management issues on site. The agent has asked that Turning Tides provide further information on dealing with difficult clients and this has also been passed onto WBC Housing Services as they will be working closely with Turning Tides to ensure effective on site management.

The waste details have been amended to comply with WBC waste requirements and building regulations.

As such the proposed discharge of condition details are acceptable.

Recommendation

Approve the discharge of conditions 13, 14 and 18.

Is recommendation contrary to letter(s) of representation? N

Case Officer: James Appleton Date: 31/10/25

Authorised by: Stephen Cantwell Date: 31st October 2025