WORTHING BOROUGH COUNCIL

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1992

APPLICATION NUMBER: AWDM/1618/23

Application under Regulation 3 Construction of a mixed-use development between 4 and 11 storeys, comprising 216 residential apartments (including 20% Affordable Housing), of which 6 comprise Live/Work Units at Union Place, together with commercial ground floor space at High Street, associated residential car parking, cycle parking, communal residential gardens and vehicular access from Chatsworth Road. In addition, provision of a replacement public car park accessed from Union Place, and new public realm provision.

Union Place Car Park Union Place Worthing West Sussex

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Council hereby notify you that they PERMIT under Regulation 3 of the Town and Country Planning General Regulations, 1992, the above development, in accordance with the application and relevant correspondence registered on 23rd November 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
12/08/2024

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
BIODIVERSITY METRIC INFORMATION	LLD2817-ECO-BNG-001-02	23.11.2023
DESIGN & ACCESS STATEMENT	PARTS 1 - 5	23.11.2023
OVERHEATING RISK ASSESSMENT REPORT	REV P03	23.11.2023
FIRE STATEMENT FORM		23.11.2023
FRA & DRAINAGE STRATEGY	E8513 RE001 REV C	23.11.2023
FRA & DRAINAGE STRATEGY	APPENDIX 1.0	23.11.2023
FRA & DRAINAGE STRATEGY	PART 2	23.11.2023
PHASE 1 GEOTECHNICAL & GEO-ENVIRONMENTAL DESK STUDY REPORT	XX-01-RP-YE-0001	23.11.2023
SUSTAINABLE DRAINAGE SYSTEMS MAINTENANCE PLAN	E8513 RE002 REV B	23.11.2023
ACOUSTIC ASSESSMENT	J3586	23.11.2023
PRELIMINARY ECOLOGICAL APPRAISAL	ECO-REP-001-00-PEA	23.11.2023
ECOLOGICAL IMPACT ASSESSMENT	ECO-REP-001-00-EcIA	23.11.2023
LANDSCAPE DESIGN STRATEGY	LLD2817-LAN-REP-001 04	23.11.2023
AIR QUALITY ASSESSMENT	11958.S V4	23.11.2023
CHATSWORTH HOUSE NOTICE LETTER	JW/Let/P1972	23.11.2023
APPLICATION COVER LETTER	JW/Let/P1972	23.11.2023
ENERGY STATEMENT REPORT	REV P03	23.11.2023
STATEMENT OF COMMUNITY INVOLVEMENT	P1972 PL3	23.11.2023
DRAINAGE STRATEGY	1100 P4	23.11.2023
DRAINAGE STRATEGY ABOVE GROUND	1101 P3	23.11.2023
LANDSCAPE MASTERPLAN - CORE ENTRANCE D	LLD2817-LAN-DWG-011 05	23.11.2023

Reference/Drawing Number	Version	Date Rec
LANDSCAPE MASTERPLAN - CORE ENTRANCE C	LLD2817-LAN-DWG-012 05	23.11.2023
LANDSCAPE MASTERPLAN - CORE ENTRANCE B	LLD2817-LAN-DWG-013 05	23.11.2023
LANDSCAPE MASTERPLAN - CORE ENTRANCE	LLD2817-LAN-DWG-014 05	23.11.2023
LANDSCAPE MASTERPLAN - PIAZZA	LLD2817-LAN-DWG-015 05	23.11.2023
LANDSCAPE MASTERPLAN	LLD2817-LAN-DWG-010 05	23.11.2023
LANDSCAPE MASTERPLAN - ROOF PLAN	LLD2817-LAN-DWG-016 05	23.11.2023
LANDSCAPE MASTERPLAN - FIRST FLOOR PLAN	LLD2817-LAN-DWG-017 05	23.11.2023
LANDSCAPE MASTERPLAN - TERRACE ALONG HIGH STREET	LLD2817-LAN-DWG-018 05	23.11.2023
LANDSCAPE MASTERPLAN - CENTRAL TERRACE	LLD2817-LAN-DWG-019 05	23.11.2023
LANDSCAPE MASTERPLAN - TERRACE ALONG CINEMA	LLD2817-LAN-DWG-020 05	23.11.2023
TREE CONSTRAINTS PLAN	LLD2817-ARB-DWG-001	23.11.2023
TREE RETENTION & PROTECTION PLAN	LLD2817-ARB-DWG-002 01	23.11.2023
ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT	LLD2817-ARB-REP-001 02	23.11.2023
EXISTING TREE SCHEDULE	LLD2817-ARB-SCH-001-01-E	23.11.2023
PRELIMINARY AREA SCHEDULE		23.11.2023
CIL FORM 1		23.11.2023
HANSON CAPITAL MNGMT NOTICE LETTER	JW/Let/P1972	23.11.2023
HERITAGE, TOWNSCAPE & VISUAL ASSESSMENT		23.11.2023
NCP NOTICE LETTER	JW/Let/P1972	23.11.2023
PLANNING & AFFORDABLE HOUSING STATEMENT	P1972 PL4	23.11.2023
STATEMENT OF COMMUNITY INVOLVEMENT APPENDICES		23.11.2023
SIGNED NOTICE UNDER ARTICLE 13		23.11.2023
WBC NOTICE LETTER	JW/Let/P1972	23.11.2023

Reference/Drawing Number	Version	Date Rec
WORTHING THEATRES & MUSEUM NOTICE LETTER	JW/Let/P1972	23.11.2023
WSCC NOTICE LETTER	JW/Let/P1972	23.11.2023
DAYLIGHT & SUNLIGHT REPORT PART 1	17111 V2.0	23.11.2023
DAYLIGHT & SUNLIGHT REPORT PART 2	17111 V2.0	23.11.2023
RIBA STAGE 2:CONCEPT DESIGN FIRE SAFETY STRATEGY	PART 1	23.11.2023
RIBA STAGE 2:CONCEPT DESIGN FIRE SAFETY STRATEGY	PART 2	23.11.2023
TRANSPORT ASSESSMENT PART 1 OF 2	V1.3	23.11.2023
TRANSPORT ASSESSMENT PART 2 OF 2	V1.3	23.11.2023
LOCATION PLAN	20158_07_001 P1	23.11.2023
GROUND FLOOR PLAN	20158_07_100 P1	23.11.2023
FIRST FLOOR PLAN	20158_07_101 P1	23.11.2023
SECOND FLOOR PLAN	20158_07_102 P1	23.11.2023
THIRD FLOOR PLAN	20158_07_103 P1	23.11.2023
FOURTH FLOOR PLAN	20158_07_104 P1	23.11.2023
FIFTH FLOOR PLAN	20158_07_105 P1	23.11.2023
SIXTH FLOOR PLAN	20158_07_106 P1	23.11.2023
SEVENTH FLOOR PLAN	20158_07_107 P1	23.11.2023
EIGHTH FLOOR PLAN	20158_07_108 P1	23.11.2023
NINTH FLOOR PLAN	20158_07_109 P1	23.11.2023
TENTH FLOOR PLAN	20158_07_110 P1	23.11.2023
ROOF PLAN	20158_07_111 P1	23.11.2023
NORTH ELEVATION A (STREET)	20158_07_200 P1	23.11.2023
NORTH ELEVATION B (STREET)	20158_07_201 P1	23.11.2023
ENTRANCE COURT ELEVATIONS (STREET)	20158_07_202 P1	23.11.2023

Reference/Drawing Number	Version	Date Rec
SOUTH ELEVATION A (GARDEN)	20158_07_203 P1	23.11.2023
SOUTH ELEVATION B (GARDEN)	20158_07_204 P1	23.11.2023
BLOCK A EAST ELEVATION (STREET)	20158_07_205 P1	23.11.2023
BLOCK A WEST ELEVATION (GARDEN)	20158_07_206 P1	23.11.2023
BLOCK B EAST ELEVATION (GARDEN)	20158_07_207 P1	23.11.2023
BLOCK B WEST ELEVATION (GARDEN)	20158_07_208 P1	23.11.2023
BLOCK C EAST ELEVATION (GARDEN)	20158_07_209 P1	23.11.2023
BLOCK C WEST ELEVATION (GARDEN)	20158_07_210 P1	23.11.2023
BLOCK D EAST ELEVATION (GARDEN)	20158_07_211 P1	23.11.2023
BLOCK D WEST ELEVATION (STREET)	20158_07_212 P1	23.11.2023
CHATSWORTH ELEVATION A (STREET)	20158_07_213 P1	23.11.2023
CHATSWORTH ELEVATION B (STREET)	20158_07_214 P1	23.11.2023
SECTION AA & BB - BLOCK B N-S	20158_07_300 P1	23.11.2023
SECTION CC - BLOCK B W-E	20158_07_301 P1	23.11.2023
BAY STUDY - BLOCK A EAST ELEVATION	20158_07_400 P1	
BAY STUDY - BLOCK C EAST ELEVATION FRONT	20158_07_401 P1	23.11.2023
BAY STUDY - BLOCK C EAST ELEVATION SIDE	20158_07_402 P1	23.11.2023
BAY STUDY - BLOCK C EAST ELEVATION MIDDLE	20158_07_403 P1	23.11.2023
BAY STUDY - BLOCK B UNION PLACE NORTH GATEHOUSE	20158_07_404 P1	23.11.2023
BAY STUDY - BLOCK B UNION PLACE NORTH	20158_07_405 P1	23.11.2023
BAY STUDY - BLOCK B UNION PLACE SOUTH	20158_07_406 P1	23.11.2023
BAY STUDY - BLOCK D WEST	20158_07_407 P1	23.11.2023
BAY STUDY - BLOCK D EAST	20158_07_408 P1	23.11.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

03. The development hereby approved shall not commence until one or more third parties (other than the Council as landowner) owns a Legal Interest in The Land and such third party/parties has/have entered into the Agreed Form of s106 with the Council.

For the purposes of this condition:-

- Agreed Form S106 means: the agreed form of s106 agreement attached to the s111 Agreement signed on the 9th August 2024.
- The Land: means the land edged red on the site plan submitted with the planning application and,
- Legal Interest means: a legal interest in land that is capable of registration at HM Land Registry

Reason: *In the interests of clarity and to accord with the current application and ensure the provision of affordable homes, infrastructure and future management accordance with policies 10, 12, 14, 15 & 19 of the Worthing Borough Council Core Strategy 2011 and the NPPF, 2019.*

04. Prior to the commencement of development a Sustainability Plan shall be submitted to and approved in writing with the Local Planning Authority, incorporating the measures outlined in the submitted Energy Statement Report.

Reason: *To ensure sustainable development in accordance with the adopted Worthing Local Plan 2023.*

05. Prior to the commencement of development precise details of an energy solution for the development shall be submitted to and approved in writing with the Local Planning Authority. The submitted energy solution should be designed to connect to the District Heat Network planned for the town centre provided that a viable solution is available to deliver the energy requirements for the development following the completion of the development.

Reason: *To accord with Policy DM 17 of the adopted Worthing Local Plan 2023.*

06. Prior to commencement of any works above slab level the following shall be submitted to and approved in writing by the Local Planning Authority:

i) details and samples of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes,

ii) large scale drawings (typically 1:20 scale) and cross sections where necessary of details including windows and doors, balconies and balustrades / rails, roof intersections, soffits and eaves, rainwater goods and decorative brickwork and

features. Development shall be carried out only in accordance with the details thereby approved.

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policy DM5 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

07. No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

a) the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA.
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste, including use of a banksman as appropriate,
e) the location of any site compound, office, welfare facilities
f) the location of storage of plant and materials used in construction of the development,
g) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,
h) site lighting, including measures to minimise light nuisance,
i) a commitment to no burning on site,
j) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
k) details of public engagement both prior to and during construction works to advise residents and workers of neighbouring land of works and possible emissions and noise from the scheme during remediation work,
l) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary,
m) methods to control dust and fumes from the site, including from engines,
n) methods to manage the impact of noisy activities to limit the disturbance with adjoining neighbours,
o) construction waste management strategy and,
p) Proposed hours of working

The development hereby approved shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: *In the interest of amenity and to control the development in detail.*

08. With the exception of any demolition works or works up to slab level, no development shall take place until a detailed timetabled scheme of landscaping in broad accordance with the submitted Landscape Masterplan LLD2817-LAN-DWG-010 05 and Landscape Design Strategy Lan - LLD2817-LAN-REP-001 04, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

i) landscape planting, including species, size and number or planting densities (all trees lost as a result of the development shall be replaced by heavy standard trees),
ii) detailed measures for the enhancement of biodiversity, including brown roofs,
iii) ground surfacing materials: type, colour, texture and finish,
iv) a maintenance plan to ensure establishment of this detailed scheme of landscaping.

These details and timetable shall be adhered to throughout the course of development works unless otherwise agreed in writing by the Local Planning Authority. All planting, seeding, turfing, biodiversity enhancement measures and ground surfacing comprised in the approved details of landscaping, shall be carried out in accordance with the timetable thereby approved and any vegetation or biodiversity measures or surfacing 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 type, size and species.

Reason: *In the interest of visual amenity.*

09. Prior to the commencement of development (other than initial site investigations outside of the root protection area) tree protective fencing shall be erected and retained at all times of construction around the retained lime tree in accordance with the Tree Retention and Protection Plan No LLD2817-ARB-DWG-002 01.

Reason: *To control the development and to ensure trees of amenity and biodiversity value are retained as part of the development.*

10. In accordance with the submitted Ecology report the development shall incorporate measures to secure a minimum of 10% biodiversity net gain. Prior to the occupation of the development a detailed management plan shall be submitted setting out the measures to monitor and maintain the 10% net gain for the next 30 years.

Reason: *to accord with the terms of the Environment Act and policy DM18 of the adopted Worthing Local Plan 2023.*

11. Prior to any works above slab level an external lighting strategy and management plan shall be submitted to and approved in writing with the Local Planning Authority. The development shall then proceed in accordance with the approved strategy and management plan.

Reason: *In the interests of visual amenity and to avoid unnecessary light intrusion.*

12. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that excavation is observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved by the Local Planning Authority.

    Reason: *To ensure that features of archaeological interest are properly examined and recorded.*

13. Prior to the commencement of development precise details of the existing and proposed levels relative to a nearby datum point shall be submitted to and approved in writing with the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved levels plan.

    Reason: *In the interest of visual amenity.*

14. Unless otherwise approved in writing by the Local Planning Authority no individual dwelling shall be occupied until all vehicular and pedestrian site accesses, (including visibility splays at the vehicular access), and all roads, footpaths and turning areas serving it, have been completed in accordance with the approved plans and any parking phasing plan which shall have first been approved in writing by the Local Planning Authority.
    The visibility splays shall be kept permanently free of obstructions to visibility above 0.6m height.

    Reason: *In the interests of road safety and amenity and to ensure the provision of associated infrastructure and in accordance with policies DM5 & DM15 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

15. Unless otherwise approved in writing by the Local Planning Authority no individual dwelling shall be occupied until the car parking and associated turning space serving it has been provided and marked out in accordance with a parking and manoeuvring phasing plan, including details of marking out of spaces for wheelchair users and car club vehicles, which shall has first been submitted to and approved in writing by the Local Planning Authority. The approved spaces shall thereafter be permanently retained for their identified purposes.

    Reason: *In the interests of road safety and amenity and to ensure the provision of associated infrastructure and adequate parking, including provisions for wheelchair users and for sustainable transport in accordance with policies DM5 and DM15 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

16. Unless agreed otherwise with the Local Planning Authority, the parking spaces indicated along the southern boundary of the site shall include charging points for electric vehicles in accordance with Part S of the Building Regulations with details

including, location, power rating, charge rate and cabling, which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of sustainable transport in accordance with policies DM15, DM16 and DM22.*

17. With the exception of any demolition and clearance works and remediation, 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. The design should be in general accordance with the submitted surface water drainage scheme (as amended) in support of the planning application unless agreed otherwise with the Local Planning Authority. No apartment building shall be occupied until the surface water drainage system serving that part of the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

Reason: *To ensure adequate surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere and to ensure that detailed drainage design does not harm groundwater resources in accordance with Policies DM20 & DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

18. The development shall not be occupied 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 manufacturers 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.

Reason: *To ensure adequate surface water drainage, including sustainable drainage and its maintenance, is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with Policies DM20 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

19. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an appropriate qualified engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure an accurate record of drainage in accordance with Policies DM20 and; DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

20. No development (excluding site clearance works) shall take place until details of foul drainage, which shall be in broad accordance with the Flood Risk and Drainage Strategy submitted in support of the planning application, have been submitted to and approved in writing by the Local Planning Authority in liaison with Southern Water. No dwelling associated shall be occupied until the drainage works have been carried out in accordance with the approved details.

    Reason: *To ensure adequate foul water drainage in accordance with Policies DM20 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

21. At all times during the construction of the development measures shall be put in place to protect existing surface water sewers on and in the vicinity of the site.

    Reason: *To protect critical infrastructure during the course of construction of the development.*

22. Prior to the occupation of any of the dwellings hereby approved mitigation measures shall be implemented to protect the proposed dwellings from noise from Class E uses and the existing nightclub adjoining the site in accordance with details first submitted to and approved in writing with the Local Planning Authority.

    Reason: *In the interests of amenity and to avoid any adverse impact on existing commercial premises.*

23. Prior to the commencement of development a phasing plan shall be submitted indicating the proposed phasing of the development and the parking and servicing arrangements for each phase of the development, including the delivery of the public car parking to be provided on site. All parking for the development (including public car parking shall be retained for its intended use at all times unless otherwise agreed in writing with the Local Planning Authority.

    Reason: *To ensure that each phase of development has appropriate parking and servicing arrangements in the interests of highway safety and that replacement public car parking is provided in accordance with the 2023 adopted Local Plan allocation for this site.*

24. If during development, contamination not previously identified is found to be present at the site, (for example, asbestos containing material, grossly impacted soils or highly odorous materials, underground tanks or associated pipework), then no further development within that localised area of the site that the contaminated material in question is discovered in shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: *To minimise and manage risks associated with existing site contamination to prevent harm to human health or nuisance and to protect the water environment including groundwater in accordance with policies DM21 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF 2023.*

25. Prior to the occupation of each individual building, details of any external aerial/antenna and / or satellite dish (if any) for that building, shall first be submitted to and approved by the Local Planning Authority. Thereafter no other external aerial/antenna or satellite dish shall be installed on any building in areas which are visible from outside the site, unless details have first been submitted to and approved by the Local Planning Authority.

Reason: *To ensure a well-designed, good quality environment in accordance with policies DM5 & DM 16 of the Worthing Local Plan 2023 and the NPPF, 2023.*

26. The development shall incorporate the noise mitigation measures set out in the Noise Assessment report submitted by Acoustic South East, unless otherwise agreed in writing with the LPA. In addition, the sound insulation installed between the ground floor commercial unit and first floor residential apartments shall be designed to achieve a minimum airborne sound insulation value of 50 (DnT +Ctr dB).

Reason: *To protect the amenities of existing and proposed dwellings from unacceptable levels of noise from the development.*

Informatives / Notes to Applicant

01. This permission is subject to the s.106 and s111 Legal Agreement dated 9th August 2024.

02. The Applicant is reminded that the development the subject of this decision notice is liable for Community Infrastructure Levy (CIL). A CIL Liability Notice will be issued to the liable person(s) and a CIL Land Charge added to the register. CIL will become liable upon commencement of the development with the liable person(s) required to submit a CIL Commencement Notice at least one day before the development commences. Further information can be found on the Council's website via the link: https://www.adur-worthing.gov.uk/planningpolicy/infrastructure/. In calculating individual charges for the levy, regulation 40 (as amended by the 2014 Regulations), requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically. To reduce the need for repeated re-calculation indexing will be applied from the previous 1st November of the date of the CIL Liability Notice to the previous 1st November of the date the payment is due using the national all in Tender Price Index.

03. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

04. The applicant is required to obtain all appropriate consents for West Sussex County Council as Highway Authority to cover the off-site highway works. The applicant is requested to contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

05. 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.

Ref: - AWDM/1618/23

TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).