WORTHING BOROUGH COUNCIL

Mr Wayne Gander
Wayne Gander MCIAT
98 Durrington Lane
Worthing
BN13 2RQ

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

## APPLICATION NUMBER: AWDM/0068/25

Details of Development
**CONTINUED USE OF CAR PARK AS BUS DEPOT (INCORPORATING COLLEGE CAR PARKING DURING THE DAY); ERECTION OF REPLACEMENT MODULAR BUILDING ALONG SOUTHERN BOUNDARY FOR DRIVERS BOOKING-IN, DAYTIME SITE SUPERVISORS AND TOILET/WELFARE FACILITIES PLUS FORMATION OF DEDICATED WASHDOWN FACILITY.**

Location of Development
**GREATER BRIGHTON METROPOLITAN COLLEGE LITTLEHAMPTON ROAD WORTHING WEST SUSSEX BN12 6NU**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 22nd January 2025.

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

G Peck

Gary Peck
Head of Planning & Development
19/02/2026

Adur & Worthing Councils, Development Management, Place Directorate,
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## 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 |
|---|---|---|
| NOISE IMPACT ASSESSMENT | J3773 ISSUE 1 | 09.04.2025 |
| AIR QUALITY MONITORING RESULTS | 5051-3r1 | 02.07.2025 |
| COLLEGE STATEMENT | 14 November 2024 | 22.01.2025 |
| PLANNING STATEMENT | v1 | 22.01.2025 |
| BNG STATEMENT | | 22.01.2025 |
| BNG SSM_88b3_Metric | | 22.01.2025 |
| BNG PRE & POST DEVELOPMENT PLAN | | 22.01.2025 |
| DRAINAGE APPRAISAL | WD-ZZ-D-C-PL100 | 22.01.2025 |
| LOCATION PLAN | 1:1250 | 22.01.2025 |
| SITE PLAN (EXTG AS BUILT) | 01 | 22.01.2025 |
| SITE PLAN (PROPOSED) | 02 | 22.01.2025 |
| PROPOSED FLOOR PLANS & ELEVATIONS | PBSE8470-61m Rev C | 22.01.2025 |
| ACOUSTIC STATEMENT SPEEDYWASH QUOTE UPDATE | 16 December 2024 | 22.01.2025 |
| SPEEDY WASH 626EZ | Specification | 22.01.2025 |
| SPEEDY WASH USE MANUAL | Rev 12 July 2019 | 22.01.2025 |

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

02. No works to implement the wash-down area shall commence unless and until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

**Reason**: *To ensure the site is satisfactorily drained in accordance with Worthing Local Plan policy DM20.*

03. No bus movements shall be undertaken on the site other than between the hours of 05:45 hrs and 20:30 hrs on Monday to Saturdays other than in the exceptional circumstances outlined in Condition 4, or in cases of urgent maintenance as outlined in Condition 6 of this permission.

**Reason**: *To safeguard the amenities of nearby residential occupiers having regard to Worthing Local Plan policies DM5 and DM22.*

04. (i) No bus service shall be operated from the site on Sundays unless a Sunday rail replacement bus service or occasional private hire is necessary. On any Sunday this shall only involve up to three buses which shall be parked in the bays shown within the service road on the approved 'Proposed Layout Drawing 02' outside (south of) the existing gate and entrance to the main bus parking area and shall not involve buses which are parked in the parking bays to the north of the gate.
(ii) The operator of the bus depot shall maintain a register of all Sunday rail replacement and private hire buses, including the date, the number of buses and their departure and return times. The operator shall provide this information to the Local Planning Authority on its request within 14 days of any such request.

**Reason**: *In order to ensure that the site remains unused on Sunday other than occasional and limited rail replacement or private hire, involving a small number of buses parked in the service road, away from neighbouring residents, in order to safeguard their amenities and tranquility at the weekend and that this information is recorded.*

05. The site shall be closed between the hours of 2300 and 0500 the following day other than in connection with any administrative work or cleaning within the approved modular office/welfare building.

**Reason**: *To safeguard the amenities of nearby residential occupiers having regard to Worthing Local Plan policies DM5 and DM22.*

06. No repairs to buses shall be undertaken on the site unless the repairs entail minor mechanical and electrical work (including tyre repairs/replacements) to keep the fleet safe and operational. Such works shall only be undertaken between the hours of 0800 and 2200 hours other than when urgent repairs are required to keep the fleet operational.

**Reason**: *To safeguard the amenities of nearby residential occupiers having regard to Worthing Local Plan policies DM5 and DM22.*

07. Unless otherwise agreed in writing by the Local Planning Authority the operation of the site shall be undertaken at all times in accordance with the approved Noise Management Plan J3773 Issue 2 Dated 28.03.2024.

**Reason**: *To safeguard the amenities of nearby residential occupiers having regard to Worthing Local Plan policies DM5 and DM22.*

08. Within 3 months of the date of this permission details of proposed landscaping shall be submitted to and approved in writing with the Local Planning Authority. Thereafter the approved landscaping shall be implemented within the next planting season.

**Reason**: *In the interests of biodiversity and the environment and to comply with Worthing Local Plan policies DM18.*

09. No external washing of buses shall take place between the hours of 2100hrs and 0900hrs the following day.

**Reason**: *To safeguard the amenities of nearby residential occupiers having regard to Worthing Local Plan policies DM5 and DM22.*

10. The use hereby permitted shall be operated at all times in accordance with the measures outlined in the approved Travel Plan TP/CNM/040924 V.3 dated 10.10.2024.

**Reason**: *To encourage and promote sustainable transport having regard to Worthing Local Plan policy DM15.*

11. The site shall continue to be available for day-time parking by the neighbouring Greater Brighton Metropolitan College (or any education successor to it) and such use shall be accessed/egressed solely from the existing site entrance to the College/College car park from Littlehampton Road.

**Reason**: *In the interests of highway safety and to ensure adequate parking provision having regard to Worthing Local Plan policy DM15.*

12. Unless otherwise agreed in writing by the Local Planning Authority the use hereby permitted shall be operated at all times in accordance with the approved Operational Management Plan V.3 dated 25.03.2025.

**Reason**: *In the interests of highway safety having regard to Worthing Local Plan policy DM15.*

13. Works to implement the replacement office/welfare building hereby permitted shall not commence unless design-stage details of the sustainability measures demonstrating that the building will achieve a 27% reduction in CO2 on average per building compared to the Building Regulations Part L (2013) standard have been submitted and approved in writing by the local planning authority. On

completion of the building an independent verification report shall be submitted to the local planning authority demonstrating compliance with the agreed measures.

**Reason**: *In the interests of sustainability and to comply with Worthing Local Plan policy DM16.*

14. In the event that the site is no longer required for the parking of buses, the use as a bus depot shall cease and all buildings and structures shown as A, B, C, D, E and F on the approved 'Proposed Layout Drawing 02' shall be removed within 3 months of the cessation of that use.

**Reason**: *In the interests of clarity and to ensure that the site is only used for bus depot purposes while there is a need and that all buildings, structures and equipment associated with that use are removed upon its cessation.*

15. For the first 3 years following the grant of this permission an annual Car Parking Capacity Report shall be prepared and submitted to the Local Planning Authority for approval. The report shall be based on car parking surveys undertaken on the site on two separate days (one AM and one PM) during the first week of each month during the year. The report should:
i) identify the date/time of the parking capacity surveys;
ii) the total number of parking spaces available for use at the time of the survey;
iii) the number of parking spaces occupied by Compass staff at the time of the survey;
iv) the total number of parking spaces occupied at the time of the survey.
The report shall include an analysis of the survey results. Where a shortfall in parking capacity on the site is identified a Parking Action Plan shall be included in the report setting out recommended management measures and/or actions to relieve the parking capacity issues. Thereafter the development shall be carried out in accordance with the (latest) agreed Parking Action Plan.

**Reason**: *In the interests of highway safety and to ensure adequate parking provision having regard to Worthing Local Plan policy DM15.*

16. For the first 3 years following the grant of this permission an annual Noise Monitoring Report shall be prepared and submitted to the Local Planning Authority for approval. The report shall detail the receipt of any noise complaint(s) received by the business operator to include details of the nature and source of the complaint and the actions that have been carried out by the operator in response and/or to address each complaint. Where necessary the report shall include a Noise Action Plan setting out any new or additional remedial measures to revise or update the agreed Noise Management Plan. Thereafter the development shall be carried out in accordance with the Noise Management Plan as revised or updated by the (latest) agreed Noise Action Plan.

**Reason**: *To safeguard the amenities of nearby residential occupiers having regard to Worthing Local Plan policies DM5 and DM22.*

**Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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**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://www.gov.uk/appeal-planning-decision.

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).