ADUR DISTRICT COUNCIL

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1363/24

Details of Development

CONSTRUCTION OF A NEW ROCK REVETMENT ALONG THE EXISTING DEFENCE ALONG THE CENTRAL SHOREHAM FRONTAGE FACING BASIN ROAD SOUTH. THE PROPOSED ALIGNMENT FOLLOWS THE SEAWARD PERIMETER OF THE EXISTING BEACH CREST. CONSTRUCTION OF A NEW FOOTPATH ALONG WITH A NEW BEACH ACCESS RAMP AND STEPS. APPLICATION TO VARY CONDITION 1: PROPOSED CHANGE TO DESIGN OF ROCK REVETMENT, CHANGES TO BIODIVERSITY ENHANCEMENT AND COMPENSATION PROPOSALS AND ADDITIONAL DETAILS OF RAMP, STEPS AND FOOTPATH PROVIDED AND CONDITION 5 : FOR ITS WORDING TO BE VARIED TO A COMPLIANCE CONDITION IN LINE WITH THE PLANS SUBMITTED WITH THIS APPLICATION IN RELATION TO THE STEPS, FOOTPATH AND RAMP OF APPROVED AWDM/0321/23

Location of Development

LAND SOUTH OF LORRY PARK AND ADJOINING EDGE OF BEACH BASIN ROAD SOUTH SOUTHWICK WEST SUSSEX

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 28th October 2024.

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
03/06/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
ECOLOGICAL IMPACT ASSESSMENT	November 2024	27.11.2024
TECHNICAL NOTE BNG JUSTIFICATION REPORT	2021s1221	27.11.2024
ECOLOGICAL DESIGN STRATEGY	RP-EN-0016	28.01.2025
ECOLOGICAL DESIGN, MANAGEMENT & MONITORING STRATEGY	RP-EN-0003 REV P03	28.01.2025
AREA 2A GENERAL ARRANGEMENT SHEET 2 of 3	DR-C-2002 Rev C01	28.10.2024
COASTAL EROSION RISK MANAGEMENT	October 2024	28.10.2024
AREA 2A SITE ACCESS & CONSTRAINT PLAN	DR-C-1001 Rev C01	28.10.2024
AREA 2A GENERAL ARRANGEMENT SHEET 1 of 3	DR-C-2001 Rev C01	28.10.2024
AREA 2A GENERAL ARRANGEMENT SHEET 3 of 3	DR-C-2003 Rev C01	28.10.2024
AREA 2B GENERAL ARRANGEMENT SHEET 1 of 5	DR-C-2004 Rev C01	28.10.2024
AREA 2A TYPICAL SECTIONS SHEET 1 of 1	DR-C-3001 Rev C01	28.10.2024
AREA 2A EASTERN STEPS PLAN	DR-C-6001 Rev C01	28.10.2024
AREA 2A WESTERN STEPS PLAN	DR-C-6002 Rev C01	28.10.2024
AREA 2A ACCESS STEPS DETAILS	DR-C-6005 Rev C01	28.10.2024
AREA 2B RAMP-ELEVATION, SECTIONS & DETAILS SHEET 1 of 4	DR-C-7001 Rev C01	28.10.2024
AREA 2B RAMP-ELEVATION, SECTIONS & DETAILS SHEET 2 of 4	DR-C-7002 C01	28.10.2024
AREA 2B RAMP-ELEVATION, SECTIONS & DETAILS SHEET 3 of 4	DR-C-7003 C01	28.10.2024
AREA 2B RAMP-ELEVATION, SECTIONS & DETAILS SHEET 4 of 4	DR-C-7004 C01	28.10.2024

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 the original permission AWDM/0321/23.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) 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:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- 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);
- details of public engagement both prior to and during construction works
- details of measures for protection of ecology during construction works.

Reason: *In the interests of highway safety and the amenities of the area having regard to policies 15, 28 and 34 of the Adur Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the approved Ecological Design Strategy (EDS) received 28th January 2025 and Ecological Design, Management and Monitoring Strategy (EDMMS) received 28th January 2025, addressing compensation for the loss of coastal vegetated shingle. All features shall be retained in that manner thereafter.

Reason: *To minimise the environmental impacts of the development and to enhance biodiversity having regard to the National Planning Policy Framework and having regard to policy 31 of the Adur Local Plan.*

05. Monitoring of the compensatory Coastal Vegetated Shingle (CVS) habitat shall take place in accordance with the details contained within the approved Ecological Design Strategy (EDS) received 28th January 2025 and Ecological Design, Management and Monitoring Strategy (EDMMS) received 28th January 2025, including the periodical submission of monitoring reports to the Local Planning Authority.

Reason: *To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this and to comply with policy 31 of the Adur Local Plan.*

06. The provision of a biodiversity wall to provide biodiversity net gain shall be implemented in accordance with the approved Ecological Design Strategy (EDS) received 28th January 2025 and Ecological Design, Management and Monitoring Strategy (EDMMS) received 28th January 2025 and all features shall be retained in that manner thereafter

Reason: *To provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, as amended, paragraphs 174 and 180 of the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

07. The new footpath, access steps and ramp to the beach shall be constructed in accordance with the approved details as part of the overall flood defence works.

Reason: *To improve accessibility and public amenity having regard to policies 15 and 28 of the Adur Local Plan.*

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://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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).

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