WORTHING BOROUGH 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/0530/25

Details of Development
ERECTION OF 3NO. 3-BEDROOM DETACHED DWELLINGS WITH ASSOCIATED LANDSCAPING ON PLOTS 1 AND 2 OF THE PREVIOUSLY CONSENTED SCHEME UNDER REFERENCE AWDM/0615/13

Location of Development
THE DRIVE MILL LANE WORTHING WEST SUSSEX BN13 3DF

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 30th April 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
19/11/2025

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
LOCATION PLAN	PL-50A	30.04.2025
BLOCK PLAN	PL-51	30.04.2025
PROPOSED SITE PLAN	PL-52C	30.04.2025
PLOT 1 PLANS & ELEVATIONS	PL-53A	30.04.2025
PLOT 2 PLANS & ELEVATIONS	PL-54A	30.04.2025
PLOT 3 PLANS & ELEVATIONS	PL-55A	30.04.2025
PLANNING, DESIGN & ACCESS STATEMENT		30.04.2025
SOAKAWAY CALCULATIONS		30.04.2025
SURFACE WATER DRAINAGE DESIGN SUMMARY & CALCULATIONS		30.04.2025
BNG ASSESSMENT		30.04.2025
BIODIVERSITY METRIC		30.04.2025
HABITAT CONDITION ASSESSMENT		30.04.2025
SITE SECTIONS &CONTEXTUAL STREET SCENE	PL-56E	07.08.2025

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

03. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and retained as such for the lifetime of the development.

Reason: *In the interests of visual amenity and the environment and to comply with Policies DM2 and DM5 of the Worthing Local Plan.*

04. No works to implement the development shall commence unless and until details of the proposed finished floor levels of each of the dwellings in relation to the existing ground levels, and details of proposed earthworks including the excavation, levelling or mounding of land across the site and adjacent to the site boundaries, including details of any retaining walls and structures, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the existing boundary treatments around the property. The development shall be carried out and constructed in accordance with the details approved under this condition and retained as such thereafter.

Reason: *In the interests of visual and residential amenity and to comply with policies DM2 and DM5 of the Worthing Local Plan.*

05. No dwelling hereby approved shall be occupied unless and until a scheme for the hard landscaping and boundary treatment has been submitted to and approved in writing by the Local Planning Authority in association with condition 4 relating to existing and proposed grounds levels and has been implemented in accordance with any such approval.

Reason: *In the interests of visual amenity and the biodiversity on the site and to comply with Policies DM5 and DM18 of the Worthing Local Plan.*

06. Notwithstanding the submitted plans, no dwelling hereby approved shall be occupied unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping and allied management plan for a 10 year period following first planting. The soft landscaping scheme and allied management plan shall include:-

a) indications of all existing trees, bushes and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development and management thereof; and
b) proposals for new planting and management thereof with particular reference to retaining and enhancing the boundary planting and recommendations contained with the BNG Assessment and biodiversity matrix, to provide at least a 10% net gain, to screen the development from adjacent dwellings and gardens; compensatory planting for the TPO trees felled as part of the approved scheme; and maintaining the sylvan character of the site as viewed from the public realm.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the buildings or in advance as set out in the agreed Management Plan, and any trees or plants which, within a period of 10 years of first planting, are removed, die or are diseased or damaged shall be replaced as soon as practicable with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the biodiversity on the site and to comply with Policies DM5 and DM18 of the Worthing Local Plan.*

07. *No works to implement the development hereby permitted shall take place unless and until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.*

Reason*: In accordance with the provisions set out under Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

08. No works to implement the development shall commence unless and until a 30 year Habitat Management and Maintenance Plan (HMMP) for the on-site biodiversity gain as set out in the finalised Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for the entire 30 year duration.

Reason*: In accordance with the provisions set out under Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered or any incidental building over 5 cubic metres in volume erected within their curtilage, except as required to provide for cycle or domestic waste storage or solar/pv panels as agreed by the Local Planning Authority in writing.

Reason: *In the interests of amenity including providing adequate outdoor amenity space for future occupiers and neighbouring residential amenity having regard to policies DM2 and DM5 of the Worthing Local Plan.*

10. The development shall not commence until 'The Drive' has been demolished in full and all debris associated with it removed from the site.

Reason: *In the interests of visual and residential amenity and the environment and to comply with Policy DM5 of the Worthing Local Plan.*

11. Development shall not progress beyond slab/foundation stage unless and until a schedule of materials and finishes to be used for access road, driveways, footpaths and patios has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the access road, turning area and parking spaces have been fully constructed and surfaced in accordance with approved details and shall be retained as approved thereafter.

Reason: *To provide adequate access, turning and on-site car parking spaces for the development and to comply with Policy DM5 of the Worthing Local Plan.*

12. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted

to and approved by the Local Planning Authority. The approved spaces shall thereafter be retained and maintained in accordance with the approved details.

Reason: *To provide alternative travel options to the use of the car in accordance with policy DM15 of the Worthing Local Plan.*

13. No development shall commence until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details of all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractor vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

14. No development shall take place, including any works of demolition, 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:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA),
- 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,
- a commitment to no burning on site,
- 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),
- methods to control dust from the site, including access roads,
- a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
- details of public and neighbour engagement both prior to and during construction works.

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and on highway safety.*

15. Works of construction or demolition and the use of all plant and machinery, shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To safeguard the residential amenity of the area.*

16. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Groundwater monitoring and infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained as such thereafter.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

17. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I a timetable for its implementation.
II details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

18. The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Reason*: To ensure appropriate drainage to the site in accordance with DM20 of the Worthing Local Plan.*

19. Construction of the development shall not commence 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 appropriate drainage to the site in accordance with DM20 of the Worthing Local Plan.*

20. No dwelling shall be occupied unless and until details of siting and design of domestic waste/recycling storage and access for refuse collection vehicles has been submitted to the Local Planning Authority and provided in full compliance with any such approval. Thereafter the facilities shall be retained.

Reason: *In the interests of hygiene having regard to policies DM2 and DM5 of the Worthing Local Plan.*

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the dwelling.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing local Plan 2023.*

22. Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.*

23. Prior to commencement details of sustainability measures as outlined in policy DM 16 of the Worthing Local Plan to achieve a minimum 20% C02 reduction compared to the Building Regulations Part L 2013 standard through energy efficiency measures, (unless superseded by national policy or Building Regulations) shall be submitted and approved in writing by the Local Planning Authority. The agreed

sustainability measures shall be implemented prior to first occupation and retained .

Reason: *In the interests of visual amenity and the environment and to comply with Policies DM5, DM16 and DM18 of the Worthing Local Plan.*

24. The windows in the west elevation of plot 1 hereby permitted shall be obscure-glazed to a minimum of level 3 and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

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/planning-policy/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 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/0530/25

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

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).