WORTHING BOROUGH COUNCIL

Mr James Boys
BPM
33 Stoneleigh Avenue
Brighton
BN1 8NP
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0830/25

Details of Development
APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF PREVIOUSLY APPROVED AWDM/1061/20. AMENDMENTS: ROOF TILE, CONFIRMATION OF FLOOR LEVEL, FIRST-FLOOR LAYOUT (PLOT 4).

ORIGINAL DESCRIPTION: CONSTRUCTION OF A TERRACE COMPRISING OF 4NO. 3 BEDROOM COTTAGES, WITH ASSOCIATED LANDSCAPING AND PARKING. ERECTION OF A TIMBER CLAD BARN AND PARKING WITH SEPARATE ACCESS AND DIVISION FOR A NON-MECHANISED WOODYARD ASSOCIATED WITH WOODLAND MANAGEMENT.

Location of Development
STANHOPE YARD ARUNDEL ROAD SALVINGTON WORTHING 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 25th June 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

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
PROPOSED PLANS & SECTION	BR01C	17.10.2025
PROPOSED FRONT & REAR ELEVATIONS	BR02C	17.10.2025
PROPOSED SIDE ELEVATIONS	BR03C	17.10.2025

And the following drawings approved under AWDM/1061/20 which continue to apply:

PROPOSED SITE PLAN 103 REV J	REC 20.09.2021
NOISE IMPACT ASSESSMENT	REC 16.12.2020
PROPOSED WOOD BARN ELEVATION 123 REV C	REC 07.08.2020
PROPOSED COVERED PARKING ELEVATIONS 125	REC 07.08.2020
BLOCK PLAN	REC 07.08.2020
PHOTOGRAPH OF PROPOSED BARN STYLE	REC 07.08.2020
PLANNING STATEMENT	REC 07.08.2020
DESIGN & ACCESS STATEMENT	REC 07.08.2020
SITE LOCATION PLAN	REC 07.08.2020

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

03. The development shall be carried out in accordance with the materials and finishes agreed under AWDM/0793/23 other than the plain clay roof tile of the proposed dwellings hereby permitted.

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

04. The development shall be carried out in accordance with the surfacing materials of the vehicular accesses, manoeuvring, parking areas and footpaths within the site agreed under AWDM/0793/23 and shall thereafter be permanently maintained and retained.

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

05. The development shall be carried out in accordance with the scheme of hard and soft landscaping agreed under AWDM/0793/23, including measures for protection of existing trees on the site. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting and seeding seasons following the occupation of the building. Any trees or plants 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 size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

Reason: *In the interests of visual amenity and the environment and to comply with Policy DM19 of the Worthing Local Plan.*

06. 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), the proposed dwellings shall not be extended or altered externally nor any incidental building erected within the curtilage.

Reason: *To safeguard the important historic character and appearance of the building having regard to policies DM5 and DM24 of the Worthing Local Plan.*

07. Prior to first occupation of any dwelling the boundary treatments agreed under AWDM/0793/23 shall be provided and shall thereafter be retained.

Reason: *In the interests of visual amenity in accordance with policy DM5 of the Worthing Local Plan.*

08. 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 dwellings or woodyard building.

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

09. The development shall be carried out in strict accordance with the Construction Management Plan agreed under AWDM/0793/23 and the measures contained therein adhered to for the entirety of the construction period.

Reason: *To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety and amenity.*

10. The development hereby permitted shall not have any site drainage which will either be connected to or discharge into, either directly or indirectly, any part of the highway drainage infrastructure. This includes storm water run-off from any surfaces of the development into the public highway.

Reason: *To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.*

11. The dwellings and woodyard building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of application site.

    Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policy DM15 of the Worthing Local Plan.*

12. No part of the development shall be first occupied until the covered and secure cycle parking spaces agreed under AWDM/0793/23 have been provided.

    Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

13. The development hereby permitted shall be carried out in full accordance with the recommendations provided by Venta Acoustics in document ref: VA3458.201222.M1 dated 22 December 2020 and all properties shall include whole house MVHR ventilation with summer bypass. All works which form part of the approved scheme shall be completed before the permitted dwelling is occupied. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

    Reason: *In the interests of the amenities of future residents in accordance with policies DM5 and DM22 of the Worthing Local Plan.*

14. The development shall be carried out in strict accordance with the recommendations set out in Sections 7.7 to 7.10 of the agreed Phase 2 Site Investigation Report ref: GWPR4518/SIR/March 2022 Issue v.2.01 by Ground & Water Geotechnical and Environmental Consultants. Prior to first occupation a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

    Reason: *To safeguard the amenities of the future occupiers having regard to policy DM22 of the Worthing Local Plan.*

15. The development shall be carried out in accordance with the surface water drainage scheme agreed under AWDM/0793/23. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *In the interests of sustainable drainage and servicing of the development in accordance with policy DM20 of the Worthing Local Plan.*

16. The non-mechanised woodyard and associated building shall inure solely for the benefit of Philip Parry in both its implementation and the use of the premises unless agreed in writing with the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan.*

17. The woodyard including any associated deliveries shall not be open for use and operation except between the hours of 8am to 5pm Mondays to Saturday and shall be closed on Sunday.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties in accordance with policy DM5 of the Worthing Local Plan.*

18. The dwellings shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

Reason: *In the interests of amenity.*

19. The development shall be carried out in accordance with details of the siting, design and method of disposal of foul sewerage agreed under AWDM/0793/23.

Reason: *To safeguard the surrounding environment having regard to the NPPF.*

20. No work to implement the solar PV cells referenced on the approved elevation drawing BR02C shall commence unless and until details of their layout on the rear roof slope, detailed design and method of fixing has been submitted to and approved in writing by the Local Planning Authority. Thereafter the solar PV cells shall only be implemented in accordance with the agreed details.

Reason: *To safeguard the important historic character and appearance of the building having regard to policies DM5 and DM24 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. 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.

02. BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Worthing Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

STATUTORY EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS IN RESPECT OF THE BIODIVERSITY GAIN CONDITION.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
(i) the application for planning permission was made before 2 April 2024;
(ii) planning permission is granted which has effect before 2 April 2024; or
(iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

(i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
(ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:
(i) consists of no more than 9 dwellings;
(ii) is carried out on a site which has an area no larger than 0.5 hectares; and
(iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

03. 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.

04. 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

05. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. 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

06. 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

Ref: AWDM/0830/25

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://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).