

PLANNING REFERENCE - AWDM/0733/25

CONDITIONS TO BE DISCHARGED

02. 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.

Please see attached documents.

The West Worthing Club's allocation has been confirmed with Natural England under the reference number BNGREG-NUYBH-AU43R on 15 September 2026.

The allocation is shown on the following webpage <https://environment.data.gov.uk/biodiversity-net-gain/search/BGS-290224001>

1. BGP - West Worthing Club Biodiversity Gain Plan v2.pdf
2. BNG Calculator (completed by the off-site supplier and referred to in section 4.15 of the BGP) - BNG Calculator - West Worthing Club CIC IBP.xlsm
3. BNG Assessment Reports (prepared by Arborweald Ecologists and referred to in sections 4.16/4.17/4.18 of the BGP)) - DKS1840.1 West Worthing Club, Titnore Way, Worthing, BN13 3RT - BMA - REPORT.pdf
4. Allocation Agreement between West Worthing Club CIC and J & H ROBINSON(IFORD FARMS)LIMITED - Allocation Agreement - Iford Estate - September 2026.pdf

07. Prior to re-siting the groundsman's hut and container stores, details of (i) the proposed permeable surfacing materials of the compound, and (ii) the provision of an air gap so that the container stores are not placed directly on the ground, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.

i. The permeable surfacing materials of the compound is type 1 MOT.

ii. An air gap will be provided so that the container stores are not placed directly on the ground.

Images of potential storage container air gap provision provided.

08. Works to implement the development shall not commence until details of bat, multi species bird boxes and dedicated swift boxes (for hirundines) have been submitted in accordance with the recommendations of the Landscape, Arboriculture and Ecology report DKS1840.1-BMA and agreed in writing by the Local Planning Authority. Thereafter the agreed bat and bird boxes shall be carried out in accordance with the agree details prior to first use of the development.

Drawing 441/01 site block plans illustrate the positioning of the species boxes, along with site photographs condition 08 pdf.