



WORTHING BOROUGH COUNCIL

Mr Phil Brown
Sloane and Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving
Chichester
PO20 2BX

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0799/26

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (SUSTAINABLE CONSTRUCTION) , 9 (BIN AND BUGGY STORES), 10 (LANDSCAPING) AND 13 (CMP) OF APPROVED APPLICATION AWDM/0727/25.

Location of Development

8 SOUTHEY ROAD WORTHING WEST SUSSEX BN11 3HT

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

Gary Peck
Head of Planning & Development
13/08/2026

SCHEDULE

Approved Date - 13/08/2026

- 7 No works to implement the development shall commence unless and until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority demonstrating a minimum 20% CO2 reduction compared to the Building Regulations Part L 2013 at the design and build stage and renewable and/or low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after CO2 reductions from energy efficiency measures). Evidence that the development has achieved a minimum C-rating Energy Performance Certificate shall be provided at practical completion.

Reason: *In the interests of sustainable development and to comply with policies DM16 and DM17 of the Worthing Local Plan.*

Approved Date - 13/08/2026

- 9 Works to implement the development shall not first commence unless and until plans and details of the siting, design and construction of the proposed bin and buggy stores has been submitted to and approved in writing by the Local Planning Authority, No part of the development shall be first occupied until the bin and buggy stores have been provided in accordance with the agreed plans and details.

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

Approved Date - 13/08/2026

- 10 Works to implement the development shall not commence unless and until a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of:-
- i) all existing trees and hedges on the site and details of those to be retained, together with measures for their protection in the course of development;
 - ii) details of soft planting within the new planted border including a minimum 2no small trees;
 - iii) details of the permeable paving to the proposed enlarged seating area in the communal rear garden.
- 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 occupation of the dwellings or the completion of the development, whichever is the sooner, and 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. The approved details of hard landscaping shall be completed prior to occupation of the dwellings.

Reason: *In the interests of visual amenity and the environment and to comply with policies DM5 and DM19 of the Worthing Local Plan.*

Approved Date - 13/08/2026

- 13 No development shall take place including any works of demolition until a Construction Method Statement and Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and Plan and shall be adhered to throughout the demolition and construction period. The Statement shall provide for:-
- (i) the anticipated number, frequency and types of vehicles used during demolition/construction;
 - (ii) the method of access and routing of vehicles during demolition/construction;
 - (iii) measures to ensure that site worker traffic does not cause obstruction on the public road;
 - (iv) parking of vehicles of site operatives and visitors;
 - (v) loading and unloading of plant and materials;
 - (vi) storage of plant and materials used in constructing the development;
 - (vii) the erection and maintenance of security hoarding;
 - (viii) details of dust suppression measures.

Reason: *In the interests of the amenities of the area and highway safety.*

Informatives / Notes to Applicant

01. LOCAL HIGHWAY AUTHORITY (LHA) ADVICE:

The Applicant is reminded that any works affecting the public highway, including temporary occupation of the highway, suspension of parking bays, scaffolding, skips, hoardings or traffic management, will require the appropriate licences and approvals from West Sussex County Council Highway Authority under the provisions of the Highways Act.

The LHA notes that the submitted CMP proposes contractor parking within the site where possible, with additional parking on surrounding public streets. The Principal Contractor should ensure that construction activity is appropriately managed throughout the works to prevent obstruction of the public highway and to minimise inconvenience to highways users.

02. The Applicant is reminded in accordance with the submitted Energy Statement by Therm Energy dated 19.06.2026 that the roof mounted solar PV panels must feed directly to each flat (minimum 1.4kW per flat) to achieve the necessary energy ratings in compliance with Condition 7.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION METHOD STATEMENT	V1	30.06.2026
ENERGY STATEMENT	DE-24	30.06.2026
PLANTING SCHEDULES & DETAILS (PROPOSED NEW PLANTING)	1414/45	30.06.2026
SITE LAYOUT PLAN	1414/27 REV C	12.08.2026
BIN STORE, SHED & BUGGY STORE	1414/43 REV A	12.08.2026
PLANTING SCHEDULES & DETAILS	1414/44/REV A	12.08.2026

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