WORTHING BOROUGH COUNCIL

Mr George Clements
Hampshire Homes Limited
Units 8-9 Chatmohr Estate
Crawley Hill
West Wellow
Romsey
Hampshire
SO51 6AP
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0084/25

Details of Development
PARTIAL APPROVAL OF DETAILS RESERVED BY CONDITION 14 (BIN & CYCLE STORES - BIKE STORE ONLY) AND FULL APPROVAL OF DETAILS OF CONDITION 7 (LANDSCAPING) OF APPLICATION AWDM/0072/21.

Location of Development
FORMER 22 CLIFTON ROAD WORTHING WEST SUSSEX BN11 4DY

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.

GPeck

Gary Peck
Head of Planning & Development
03/11/2025

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

Approved Date - 03/11/2025

7 Landscaping: details, implementation and management

Prior to commencement of any works above slab level details of scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

i) landscape planting with species, size and number or planting densities;
ii) new planting to the south of the proposed building;
iii) any measures for the enhancement of biodiversity;
iv) a maintenance plan to ensure establishment of this detailed scheme of landscaping.

The details thereby approved shall be implemented and fully adhered to and any vegetation or biodiversity measures or surfacing 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 type, size & species.

Reason: *To enhance the character and appearance and biodiversity value of the site in accordance with Policies DM5, DM18 and DM19 of the Worthing Local Plan 2020 - 2036 and paras 126-135 &174 of the NPPF, 2021.*

Approved Date - 03/11/2025

14 Bin and Cycle Stores

The development hereby approved shall not be occupied until secure cycle parking stores and bin stores has been provided in accordance with additional details, including plans, elevations and materials which shall first be submitted to and approved in writing by the Local Planning Authority. The approved cycle stores and bin stores shall thereafter be provided in accordance with the details thereby approved and retained at all times for their designated purpose.

Reason: *In the interests of sustainable transport and amenity in accordance with policies DM5, DM9 and DM15 of the Worthing Local Plan 2020 - 2036.*

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.

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
PROPOSED LEVELS & EXTERNAL WORKS LAYOUT	12466 REV C6	28.01.2025
CONDITION 14 COVER LETTER		28.01.2025
SOFT LANDSCAPING LAYOUT	REVISION B	28.01.2025
SOFT LANDSCAPING SPEC	REVISION B	28.01.2025
MAINTENANCE SCHEDULE	REVISION B	28.01.2025
TOP SOIL PLAN	REVISION B	28.01.2025

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