WORTHING BOROUGH COUNCIL

Mr Donal Hutchinson
Hutchinson Design Associates
Victoria Chambers
170-174, South Coast Road
Peacehaven
BN10 8JH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0289/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (LANDSCAPING), 8 (CYCLE PARKING), 10 (REFUSE AND WASTE), 12 (EV CHARGING SPACES) AND 14 (SURFACE WATER DRAINAGE) OF APPLICATION NO AWDM/1790/21

Location of Development
2 LANSDOWNE ROAD WORTHING WEST SUSSEX BN11 4LY

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.

G Peck

Gary Peck
Planning Services Manager
22/08/2024

SCHEDULE

Approved Date - 22/08/2024

5 The development hereby permitted shall not be first occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. The soft landscaping scheme shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. Hard landscaping scheme shall include hard surfacing materials, all boundary treatments including the details of the retained or reconstructed wall to Lansdown Road, finished levels and location and details of biodiversity measures. 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 first 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 first occupation of the development hereby permitted.

Approved Date - 22/08/2024

8 The development hereby permitted shall not be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be first submitted to and approved by the Local Planning Authority.

Approved Date - 22/08/2024

10 The development hereby permitted shall not be first occupied until facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with plans and details to be first submitted to and approved by the Local Planning Authority. Such facilities as provided shall thereafter be retained and used only for the storage of refuse and recycling waste.

Approved Date - 22/08/2024

12 The development hereby permitted shall not be first occupied until an electric vehicle charging spaces has been provided in accordance with plans and details to be first submitted to and approved by the Local Planning Authority.

Approved Date - 22/08/2024

14 The development hereby permitted shall not be be first occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. The drainage system shall be implemented in

accordance with the approved details, prior to first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details.

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
STATEMENT PLANNING CONDITIONS	Appendix B	01.03.2024
STATEMENT PLANNING CONDITIONS	Appendix C	01.03.2024
LANDSCAPING PLAN	1322/10 REV C	10.05.2024
DRAINAGE LAYOUT	62610/10 REV D	29.07.2024
DRAINAGE MAINTENANCE & MANAGEMENT PLAN	62610 Issue 2	29.07.2024
STATEMENT PLANNING CONDITIONS	Appendix A	01.03.2024

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