

Development Management – Delegated Officer Report

Application Number:	AWDM/0240/25	Recommendation - Approval
Site:	Site of HM Revenues and Customs and Land West of HM Revenues and Customs, Barrington Road, Worthing, West Sussex	
Proposal:	Approval of Details Reserved by Condition 27 (Remediation - Verification) of approved application AWDM/1979/19.	
Applicant:	Oonagh Kerrigan	Ward: Goring
Agent:	N/A	
Case Officer:	Giles Holbrook	

Relevant Planning History:

Reference	Description	Outcome
AWDM/1162/23	Approval of Details Reserved by Condition 26 (Remediation details) of Application AWDM/1979/19.	Application Permitted 22.04.2024
AWDM/0605/22	Reserved matters application for Appearance, Landscape, Layout, Scale and Access within the site, for 287 new homes (Use Class C3) together with car parking, landscaping and associated works	Application Permitted on 09.11.2022
AWDM/1979/19	Outline planning permission for the demolition and phased, comprehensive, residential-led redevelopment of a maximum of 287 dwellings (use class C3), of which up to 140 would be houses and up to 158 would be apartments/retirement apartments. Provision of a 68-bedroom car home (use class C2). Provision of car parking, landscaping and associated works. All detailed matters reserved except for access points to the site boundaries.	Application Permitted on 30.04.2021

This application relates to matters reserved by Condition 27 attached to ref: AWDM/1979/19, comprising the outline approval for the residential-led redevelopment of the former HMRC site situated at Barrington Road.

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Reserved matters consent for matters of Appearance, Landscape, Layout, Scale and Access, related to the grant of outline planning permission, was subsequently granted pursuant to ref: AWDM/0605/22.

Full planning permission for the development of extra-care accommodation was granted subsequent to the grant of outline planning permission pursuant to ref: AWDM/0786/23 within a small area of the former HMRC site situated centrally and to the northern edge of land benefiting from outline planning permission pursuant to ref: AWDM/1979/19. As a full-planning permission, consent granted pursuant to ref: AWDM/0786/23 is unrelated to the earlier outline planning permission in procedural terms.

Consultations and Public Representations:

Where consultation responses and/or public representations have been summarised, it should be noted that Officers have given consideration to the full comments received, which are available to view on the public file at www.adur-worthing.gov.uk.

Consultation Responses:

Adur and Worthing Councils - Environmental Health: No Objection

(Response of 20.04.2026)

“There are no EH objections to the verification reports for the submitted plots being signed off.”

Environment Agency: Further Information Required

(Response of 15.01.2026)

“While the submitted verification reports act in support of a partial discharge of this condition, no information has been provided on the additional testing detailed in the projects approved remedial strategy (dated February 2023 ref:AWDM/1162/23), such as further soil and groundwater analysis. These results were planned to form an additional risk assessment report that would be incorporated into a revised remediation strategy. To obtain our approval, evidence of this should be submitted.

The recently supplied extracts from geotechnical reports (STS5226-GO1) date to 2021, and therefore cannot be the further works to be done detailed in the February 2023 remediation strategy.”

Public Representations:

None received.

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Planning Assessment:

Condition 27 states:-

“27. Prior to a phase being occupied, a verification report demonstrating the completion of 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.

Reason: *To minimise and manage risks associated with existing site contamination, to prevent harm to human health and to protect the water environment, including groundwater in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019 and Saved Policy RES9 of the Worthing Local Plan 2003.”*

The remediation strategy referenced by Condition 27 is report ref: STV 5959 R01 Rev C (Soiltechnics Ltd, dated May 2023) as approved pursuant to the unrelated ref: AWDM/1162/23.

Soil tests undertaken in conjunction with the preparation of the remediation strategy, together with associated source-pathway modelling, identified risks to future occupiers arising from the potential presence of asbestos containing materials and elevated levels of metals and hydrocarbons within underlying made ground.

The approved remediation strategy proposed the installation of barrier pipework for potable water pipework, the importation of soils for use as a fill to soft-landscaped areas and the use of a cover system to soft-landscaped areas in order to prevent potential contact between occupiers and identified sources of contamination. The remediation strategy, further, recommended a discovery strategy to be employed throughout the duration of construction works intended to address previously unidentified contaminants.

The applicant seeks the ‘partial’ discharge of Condition 27, with remediation verification details submitted in respect of plot numbers: 24-53. This comprises of individual verification reports for the plot-ranges made subject of this condition with soil-sampling undertaken during Oct/Nov 2025. The verification reports include photographic records confirming the installation of protective membranes underlying topsoils and to potable pipework together with the laying of new topsoils.

Subsequent to comments (circa January 2026) received from the Environment Agency the applicant has provided the soil-management strategy for the site, together with relevant soil-import records and sampling demonstrating the use of clean topsoils. These details have been made available to the Environment Agency for further comment, though, no further response has been received to-date.

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The submitted details, inclusive of the latest set of soil-import records, and wider verification reports have been reviewed by the Council's Environmental Health team - with no objection raised to the content or scope of this detail. It is, therefore, considered that the Council can have confidence of the absence of contamination risk to future occupiers.

It is considered that the requirements of Condition 27, and of Policy DM22 to the Worthing Local Plan, have been satisfied, which can be discharged accordingly in respect of plot numbers: 24-53.

Case Officer: Giles Holbrook

Date: 11.09.2026

Authorised by: Stephen Cantwell

Date: 11/09/2026