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/0496/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 10 (DRAINAGE VERIFICATION) AND CONDITION 12 (SUSTAINABLE CONSTRUCTION VERIFICATION) 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
27/06/2025

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 - 27/06/2025

10 Drainage: verification

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by a qualified engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure an accurate record of drainage in accordance with policies DM9 and DM20 of the Worthing Local Plan 2020 - 2036 and paras 167 &169 of the NPPF 2021.*

Approved Date - 27/06/2025

12 Sustainable Construction - verification

The development hereby approved shall be implemented in full accordance with the details contained at Condition 11 (i-v) above. Written confirmation, including professional verification by a suitably qualified person, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have been fully implemented and achieved the calculated carbon reductions and efficient water usage specification. The verification document shall include any proposed and timetabled remedial measures if these carbon reductions and water usage rates specification have not been met, in which event the remedial measures thereby approved shall then be implemented in accordance with that timetable.

Reason: *To ensure efficient and renewable energy provision and sustainable construction in accordance with policies 17 and 18 of the Worthing Borough Council Core Strategy 2011 and paras 152-158 of the NPPF, 2021.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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
DRAINAGE CONSTRUCTION VERIFICATION REPORT March 2025	Ref: 12466	11.04.2025
SAP CALCULATIONS PT L1 COMPLIANCE ASSESSMENT	PRJ01316-22CR	11.04.2025
BLOCK COMPLIANCE	BLOCK D	11.04.2025
DRAINAGE LAYOUT	12466/1600 A2	06.05.2025
EMAIL HAMPSHIRE HOMES LTD. TO ADUR AND WORTHING COUNCILS (Showing drainage crate installation)	5th June 2025 at 13.17hr	05.06.2025

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

Ref: AWDM/0496/25