Development Management – Delegated Officer Report

Application Number: **AWDM/0496/25** **Recommendation: Approve**

Site: 22 Clifton Road, Worthing

Proposal: Approval of Details Reserved by Condition 10 (Drainage Verification) and Condition 12 (Sustainable Construction Verification) of Application AWDM/0072/21

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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.

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.

Documents Submitted:

DRAINAGE CONSTRUCTION VERIFICATION REPORT March 2025 Ref: 12466
SAP CALCULATIONS PT L1 COMPLIANCE ASSESSMENT PRJ01316-22CR
BLOCK COMPLIANCE BLOCK D
DRAINAGE LAYOUT 12466/1600 A2
EMAIL HAMPSHIRE HOMES LTD. TO ADUR AND WORTHING COUNCILS 5TH jUNE 2025 AT 13.17HRS (Showing drainage crate installation)

Consultations:

WSCC Lead Local Flood Authority (LLFA): No Objection (18/6/25)

Southern Water : No Objection

Planning Assessment

10) Drainage: verification

The submissions show the drainage as built, with a confirmation engineering report by GTA Civils. This has been amended to include distances at the request of Southern Water (SW) and installation of the geocell surface water storage. Both SW and the County LLFA are satisfied with these details.

12) Sustainable Construction - verification

The submitted Standard Assessment Procedure (SAP) compliance report and Table D examines the thermal efficiency of walls, floors and openings to the building, which passes Part L of Building Regulations in respect of carbon and water targets. No remedial works are necessary.

Recommendation: Approval

Officer:	James Appleton	Date: 20/06/2025
Agreed:	Stephen Cantwell	Date: 26/06/2025