Development Management – Delegated Officer Report

Application Number:	**AWDM/0851/26**	**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 (Contamination remediation) of approved application AWDM/1979/19	
Applicant:	Bellway Homes Ltd	Ward: Goring
Agent:	Oonagh Kerrigan	
Case Officer:	Giles Holbrook	

Relevant Planning History:

Reference	Description	Outcome
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.

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.

Consultation Responses:

Adur and Worthing Councils - Environmental Health: No Objection

(Response of 24.07.2026)

"There are no EH objections to the verification reports for Plots 78, 79, 94-101; Plots 74-77, 80-82, 91-93;Plots 55 - 56; Plots 54, 57 - 62; and Plots 7 - 23 being signed off"

Public Representations:

None received.

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 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, insofar as this relates to plot numbers: 78, 79, 94-101; Plots 74-77, 80-82, 91-93;Plots 55 - 56; Plots 54, 57 - 62; and Plots 7 - 23. In response to Condition 27, individual verification reports have been provided for the plot ranges made subject of this condition. Each verification report contains the results of soil-tests conducted in June 2024, together with import and photographic records confirming the importation of uncontaminated topsoils and, lastly, validation certificates from a third party confirming the installation of protective membranes underlying topsoils and to potable pipework.

The verification reports provided demonstrate that the remedial actions outlined within the approved remediation strategy have been undertaken, with the content of the verification reports deemed acceptable to the Council's Environmental Health team. It is considered, therefore, 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: 78, 79, 94-101; Plots 74-77, 80-82, 91-93;Plots 55 - 56; Plots 54, 57 - 62; and Plots 7 - 23.

Case Officer: Giles Holbrook Date: 12.11.2026

Authorised by: Stephen Cantwell Date: 13.11.2026