WORTHING BOROUGH COUNCIL

Mr Ian Felgate
Brookes Architects Ltd
Unit 1
56 Glentham Road
London
SW13 9JJ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1572/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 13 (PILING), 17 (DRAINAGE SURFACE WATER), 20 (FOUL DRAINAGE), 29 (ACCESSIBILITY) AND 36 (SUB-STATION) AND PARTIAL APPROVAL OF DETAILS OF CONDITION 34 (FIRE HYDRANTS & WATER SUPPLY - LOCATION ONLY) OF APPROVED APPLICATION AWDM/0083/24

Location of Development
LAND AT FORMER GAS WORKS SITE PARK ROAD WORTHING WEST SUSSEX

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
Head of Planning & Development
24/04/2025

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 - 24/04/2025
13 Piling

Piling or deep foundation using penetrative methods shall only be carried out in accordance with a foundation works & groundwater risk assessment which shall first be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason: *Piling or deep foundation using penetrative methods has the potential to mobilise contamination which could impact on groundwater resources beneath the site, controlled waters are sensitive in this location. To minimise and manage risks associated with existing site contamination to protect the water environment including groundwater and to prevent harm to human health or nuisance and in accordance with policies DM21 & DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

Approved Date - 24/04/2025
17 Drainage - Surface Water

With the exception of any demolition and clearance works and remediation development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should be in accordance with the surface water drainage element of the drainage layout in Appendix D of the Flood Risk Assessment (January 2024) prepared by GTA Civils submitted in support of the planning application unless agreed otherwise with the Local Planning Authority. No apartment building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

Reason: *To ensure adequate surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere and to ensure that detailed drainage design does not harm groundwater resources in accordance with Policies DM20 & DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

Approved Date - 24/04/2025
20 Foul Drainage

No development (excluding site clearance works) shall take place until details of foul drainage, which shall be in broad accordance with the Flood Risk and Drainage Strategy by GTA Civils, dated January 2024, have been submitted to and approved in writing by the local planning authority in liaison with Southern Water. No dwelling associated shall be occupied until the drainage works have been carried out in accordance with the approved details.

Reason: *To ensure adequate foul water drainage in accordance with Policies DM20 & DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

Approved Date - 24/04/2025

29 Accessibility

With the exception of any demolition works, site excavations and remediation, no other development shall commence until a survey and plan of existing and proposed site and slab levels, including provision of access for people with disabilities has been submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details thereby approved and thereafter no other raising of levels shall be carried without the prior written approval of the Local Planning Authority.

Reason: *In the interests of clarity and accessibility and because changes in levels may materially affect the impact of the development and to ensure a well-designed, good quality, accessible development in accordance with policies DM5 & DM16 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

PART Approved Date (Location Only) - 24/04/2025

34 Fire Hydrants & Water Supply

In the event that the need for additional fire hydrants or stored water supply are required as part of the Building Regulations Approval process, the following details shall be submitted:

1. Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of the development (excluding demolition works, site excavations and remediation), or other such time as may be agreed by the Local Planning Authority, details showing the proposed location and timetable for installation of fire hydrants or stored water supply and their connections to a water feed supply (which is appropriate in terms of both pressure and volume for the purposes of firefighting), shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

2. Unless otherwise approved in writing by the Local Planning Authority, prior to the first occupation of any dwelling forming part of the development the applicant shall install the fire hydrants / water storage and supply approved under a) above in the approved location (s) to BS 750 standards.

Reason: *To safeguard the residential amenities of the area in accordance with Policies DM5 & DM16 of the Worthing Local Plan 2020 - 2036, the NPPF, 2023 and in accordance with The Fire & Rescue Service Act 2004.*

Approved Date - 24/04/2025

36 Sub-Station

Prior to installation of the electricity substation, an acoustic report assessing the impact of the electricity substation on adjacent residents shall be submitted to and approved in writing by the Local Planning Authority. The report shall address the issue of noise and vibration from the station to ensure that the low frequency noise emitted from the substation does not exceed the 'Low Frequency Criterion Curve' for the 10 to 160 Hz third octave bands inside any nearby residential accommodation, as described in the DEFRA funded University of Salford Manchester guidance document entitled 'Procedure for the Assessment of Low Frequency Noise Complaints' (NANR45 Rev.1- December 2011) available from: https://salford-repository.worktribe.com/output/1443198/a-procedure-for-the-assessment-of-low-frequency-noise-complaints

Thereafter the electricity substation shall be installed and maintained so that it complies with the levels and any mitigation measures specified in the approved acoustic report. After installation of the approved plant, no new plant shall be used without the written consent of the Local Planning Authority.

Reason: *To safeguard the residential amenities of the area from noise and vibration in accordance with Policies DM5, & DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2023.*

Informatives / Notes to Applicant

01. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

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
Email Thread Response to comments by Lead Local Flood Authority	Re: Condition 17	18.03.2025
PROPOSED DRAINAGE PLAN 4of6	SW-00-DR-C-655-204 T06	18.03.2025

Reference/Drawing Number	Version	Date Rec
PROPOSED DRAINAGE PLAN 6of6	SW-00-DR-C-655-206 T05	18.03.2025
CONDITION DISCHARGE REPORT	Rev 01 Dated 12/03/25	18.03.2025
Southern Water 106 Approval Letter	DSA000036601	18.03.2025
COVER LETTER	5436IFLA.DOC	06.01.2025
FOUNDATION WORKS RISK ASSESSMENT	v 01 (ramboll)	06.01.2025
HTS DRAINAGE REPORT PART 1	3213 Rev 01	06.01.2025
HTS DRAINAGE REPORT PART 2	3213 Rev 01	06.01.2025
EXISTING SITE PLAN	SW-00-DR-A-005-002-P2	06.01.2025
EXISTING SITE PLAN 1of6	SW-00-DR-A-005-003-P2	06.01.2025
EXISTING SITE PLAN 2of6	SW-00-DR-A-005-004-P2	06.01.2025
EXISTING SITE PLAN 3of6	SW-00-DR-A-005-005-P2	06.01.2025
EXISTING SITE PLAN 4of6	SW-00-DR-A-005-006-P2	06.01.2025
EXISTING SITE PLAN 5of6	SW-00-DR-A-005-007-P2	06.01.2025
EXISTING SITE PLAN 6of6	SW-00-DR-A-005-008-P2	06.01.2025
PROPOSED DRAINAGE KEY PLAN	SW-00-DR-C-655-200 T04	06.01.2025
PROPOSED DRAINAGE PLAN 1of6	SW-00-DR-C-655-201 T04	06.01.2025
PROPOSED DRAINAGE PLAN 2of6	SW-00-DR-C-655-202 T04	06.01.2025
PROPOSED DRAINAGE PLAN 3of6	SW-00-DR-C-655-203 T04	06.01.2025
PROPOSED DRAINAGE PLAN 5of6	SW-00-DR-C-655-205 T04	06.01.2025
ACCESSIBILITY EXPLANATION (18 Nov 24)	SW-00-RP-A-880-010	06.01.2025
FIRE STATEGY SITE PLAN	SW-00-DR-A-085-001 T04	06.01.2025
SUBSTATION NOISE ASSESSMENT	P01	06.01.2025

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

Ref: AWDM/1572/24