Development Management – Delegated Officer Report

Application Number: AWDM/1150/24 Recommendation: APPROVE

Site: Former HM Revenues And Customs And Land South Of HM Revenues & Customs Barrington Road Worthing West Sussex

Proposal: AWDM/1150/24 Approval of Details Reserved by Condition 8 (Levels) of Application No AWDM/0786/23.

Date of Site Visit: Site visits made by Stephen Cantwell to assess levels in relation to the whole site during construction and in connection with the outline application.

Neighbours Checked: n/a

Additional neighbour notification: N

Proposal, Site and Surroundings:

Discharge of drainage details and Management Plan.

Planning History:

Most relevant:

AWDM/0786/23 - Erection of part three, part four storey block of extra care apartments on northern land-parcel of former HMRC Site, with associated residents lounge, restaurant, wellbeing room, visitors accommodation, staff accommodation and communal electric buggy store and internal refuse area. Vehicular access via internal estate road, car parking with electric charging points, sub-station and landscaping. (Amended replanting for northern boundary - April 2024) - Application Permitted.

The Committee Report dated **21/08/2024** in relation to levels on the Bellway site (**AWDM/0942/23).** This report also considered the impact of level changes on the Bellway site (see Planning Assessment).

Consultations:

Southern Water has no comments in regard to the discharge of Condition 8.

Environmental Health has no comments on the application.

Network Rail comments that,

Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

In addition to our previous response, our Asset Protection (ASPRO) team have provided the following comments: -Network Rail ASPRO team should be consulted on ground works with machinery. -The French drain must only be excavated in maximum lengths of 2 metres unless agreed otherwise with Network Rail. This is to reduce the risk of ground slumping and the reduction of support to the railway. -The developer must demonstrate the location of the outfall of the French drain. This must not be on Network Rail land or drainage system.

Local Lead Flood Authority comments that,

We are pleased to see that the information provided meets the requirements of condition 8 of application AWDM/0786/23 and we are therefore able to ***recommend that condition 8 is discharged.***

Please note if the LPA decides to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Representations: None (however concerns from a resident to the north of the development were considered in connection with the levels for the Bellway site and these comments are considered again in relation to this DoC application). The objection from a resident to the north considered last August were on the grounds that,

We have raised our concerns on several occasions concerning the height of the site including the McCarthy Stone Care Home section. As overlooked residents in Chesterfield Road, we have raised major issues that the site has been built up to a ridiculous height in excess of the original level, which in turn increases the height of buildings. Even with the present temporary screening we are an open-window to the site, with further loss of privacy.

Drainage and pipework had already been laid so this application is now after the event. Our objection is to constant changes, no proper site supervision, and both building companies riding roughshod over our planning department with no concern for the local residents and probability that it will be approved.

Relevant Planning Policies:

Adopted Worthing Local Plan (2023): SP1, DM5.

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

During the consideration of the outline application it was apparent that there would need to be an alteration of site levels to address drainage on the site. The site was lower in the NE corner of the site and to avoid pumps and ensure a gravity system levels on the site would need to be increased to ensure an appropriate fall to the south (and connection to existing foul / SW sewers).

The report to Planning Committee last August in relation to the Bellway site explained that,

'The applicant's drainage consultant explains that the drainage design uses a gravity fed system which does not require pumps. This is as a direct result of Council policy which favour pumpless systems and is part of the approved drainage strategy. As a result the levels' design has to tie-in to the existing drainage levels in Barrington Road to the south, with sufficient gradients to allow internal flows within the pipes and manholes.

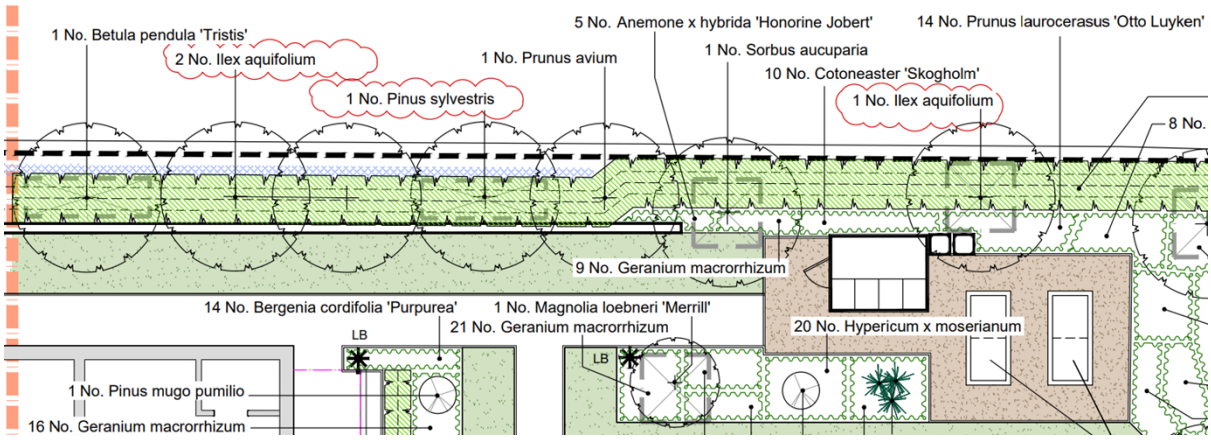
The technical note comments: 'As such the Levels design must match or exceed the level changes in the drainage design'.

This report also considered the impact of changes in levels to the McCarthy and Stone site and the report noted that,

'The McCarthy Stone apartment building at the centre of the northern part of the site, is not part of this application but it is noted that the level change of approx 1.2m - 1.3m is slightly greater than for Bellway and the distance to neighbours is less, at approx 39m at its closest point.

However, the T-shaped footprint of the McCarthy-Stone building means that most of the building is much further away, approx 68m and more. A detailed plan for replacement planting along this boundary shows a mixture of evergreen and deciduous trees set behind a 3m acoustic fence. Some of this planting will comprise larger sizes than is standard; this was a previous requirement of the Committee (AWDM/0786/23, October 2023). This will help in filtering and partial screening of the building as these trees develop in the medium term.'

The approved landscaping for the McCarthy and Stone scheme is (see below) will help to mitigate any adverse impact on properties to the north of the railway line.



The distance to these properties also means that the increased slab level height (and corresponding height of the development) will not have a material impact on the amenities of these residents. The Planning Committee agreed with the recommendation of Officers in relation to the Bellway site where there was a greater change in levels compared to the McCarthy and Stone site.

The applicant has been discussing the proximity of the site to the railway with Network Rail and an agreed approach is understood to be in place.

The discharge of the levels condition No 8 is therefore considered acceptable.

Recommendation: APPROVE the discharge of conditions 18 and 20

Is recommendation contrary to letter(s) of representation? N

Case Officer: James Appleton Date: 23/05/2025

Authorised by: Stephen Cantwell Date: 23rd May 2025