Development Management – Delegated Officer Report

Application Number: AWDM/1227/24 Recommendation: APPROVE

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

Proposal: AWDM/1227/24 | Application for Approval of Details Reserved by Condition of Approved AWDM/0786/23 - Condition 18 (Drainage-surface water) and 20 (Drainage Management)

Date of Site Visit: 27th Feb 2025

Neighbours Checked: Y

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.

Consultations:

Local Lead Flood Authority (LLFA) has no objection to the discharge of the conditions.

Southern Water Services (SWS) has no comment to make on the discharge of conditions.

Representations: None

Relevant Planning Policies:

Adopted Worthing Local Plan (2023): SP1, DM5 DM 9 and DM 20.

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

Additional information provided to LLFA and it is now happy for the two conditions to be discharged:

'We are pleased to see that the information provided meets the requirements of the conditions and we are therefore able to recommend that condition 18 and 20 are discharged.'

Condition 20 requires the Management Plan to be strictly adhered to after construction of the development and associated drainage scheme. The conditions can therefore be discharged.

Recommendation: APPROVE the discharge of conditions 18 and 20

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

Case Officer: James Appleton Date: 11/03/2025

Authorised by: Jo Morin Date: 12.03.2025