Sequential Test

Site Address
Unit West of Becket Buildings
Littlehampton Road
BN13 1QD
Worthing

Client
Jacob Weiner
Almond Initiatives

Date
09/07/2026

1 Document Control

Sequential Test

Site Address:	Unit West of Becket Buildings Littlehampton Road BN13 1QD Worthing
National Grid Reference:	513284, 104604
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Prepared for:	Jacob Weiner Almond Initiatives
Date:	09/07/2026
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2 Abbreviations

Abbreviation	Description
STM	STM Environmental Consultants Limited
BGS	British Geological Survey
EA	Environment Agency
OS	Ordnance Survey of Great Britain
FRA	Flood Risk Assessment
NPPF	National Planning Policy Framework
FWD	Floodline Warning Direct
FRMS	Flood Risk Management Strategy
AWBC	Adur and Worthing Borough Council
WSCC	West Sussex County Council
SWMP	Surface Water Management Plan
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
RUDP	Replacement Unitary Development Plan
GWSPZ	Groundwater Source Protection Zone
LLFA	Lead Local Flood Authority
mbgl	Metres below ground level
DCLG	Department for Communities and Local Government
PPGPS	Planning practice guidance and Planning system

3 Disclaimer

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and is solely for use by Jacob Weiner of Almond Initiatives (Client).

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party using or placing reliance upon any information contained in this report, do so at their own risk.

4 Executive Summary

Location	Unit West of Becket Buildings, Littlehampton Road, BN13 1QD, Worthing **Grid reference: 513284, 104604**
Proposed Development	The proposal is for the demolition of existing workshop buildings to the rear (South) of 1 Becket Buildings, to develop three 1-bedroom dwelling houses with landscaping to the communal courtyard to the East
Flood Zone	The site is located in Flood Zone 1.
Sequential Test	The development is considered to be more vulnerable, minor and is located within Flood Zone 1, but is at risk from surface water flooding. Therefore, a Sequential Test has been requested by the LLFA.
Sites considered sequentially preferable	AWDM/0797/20 - Land to R/O 282-286, Goring Road
Sites considered sequentially preferable & deliverable	None - Land to R/O 282-286, Goring Road was discounted due to it being unable to provide a deliverable site for residential development.
Conclusions	As the proposed development is classed as a non-minor proposal and is within Flood Zone 1, but is indicated to be impacted by surface water flood events, as such a Sequential Test has been undertaken to assess whether there are any other appropriate development sites. One site (Land to R/O 282-286, Goring Road) that is marginally sequentially preferable, due to the lack of risk from pluvial flooding, it's not suitable for a residential development that would occupy the entire plot of land. The previous application (AWDM/0797/20) was refused on the grounds it would detract from the local area too much and lead to unsatisfactory living environment for future occupiers subject to intrusive and harmful noise and disturbance. As such, although this location maybe considered sequential preferrable, given the historic planning application, this location is not deemed to form a deliverable site for residential development. The Sequential Test Assessment has sufficiently demonstrated that there is an insufficient quantum of sequentially preferable sites to meet future housing requirements in Worthing Borough Council. The application site is therefore the most sequentially preferable site for this type of development when considering the suggested sites in the Worthing Borough Council SHLAA.

5 Introduction

STM Environmental Consultants Limited (STM) has been appointed by Jacob Weiner of Almond Initiatives (Client) to provide a Sequential Test at a site located at Unit West of Becket Buildings, Littlehampton Road, BN13 1QD, Worthing (The Site).

The requirement for this test has arisen as the application site falls within Flood Zone 1, but is at high risk of flooding from surface water of depths up to a maximum of 0.3m. In accordance with NPPF (para.162), “the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted ***if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding***. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding”.

In view of the requirements of the Framework, the application site is assessed against other available alternative sites which would be suitable for the proposed development. However, the site should be suitable as long as reasonable adjustments are made, for instance raising the finished floor levels or adjusting flood flow routes.

6 Development Proposal

The Sequential Test is required to support a planning application for the demolition of existing workshop buildings to the rear (South) of 1 Becket Buildings to develop three 1-bedroom dwelling houses with landscaping to the communal courtyard to the East.

Further details including drawings of the development plans are available in Appendix 1.

7 Legislative and Policy Context

7.1 Legislative Context

The Flood and Water Management Act was introduced in 2010. The Act defines the role of lead local flood authority (LLFA) for an area. All LLFA are required to develop, maintain, apply and monitor a strategy for local flood risk management in its area, called “local flood risk management strategy”.

Alongside the Act, Flood Risk Regulations (2009) outline the roles and responsibilities of the various authorities, which include preparing Flood Risk Management Plans and identifying how significant flood risks are to be mitigated.

7.2 Policy Context

7.2.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government’s planning policies for England and how these are expected to be applied. It also provides a set of guidelines and philosophy with which local planning authorities (LPAs) can build their own unique policies to appropriately regulate development within their jurisdictions.

Section 14 entitled “Meeting the challenge of climate change, flooding and coastal change” deals specifically with flood risk. Among other things it states that LPAs should try to ensure that “inappropriate development in areas at risk of flooding is avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere”. It further states that when determining planning applications, LPAs should “only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Applications for minor development and changes of use should not be subject to the Sequential Test but should still meet the requirements for site-specific flood risk assessments.

The NPPF also lays out requirements for how LPAs should deal with planning applications in coastal areas. They should ensure that should they “reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.”

Developments in Coastal Change Management Areas should only be considered appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits; and
- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.

7.2.2 Local Planning Policy – Worthing Borough Council

DM20 - FLOOD RISK AND SUSTAINABLE DRAINAGE

a) The Council will work with relevant bodies to ensure that flood risk in Worthing is managed and reduced. Development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife.

Flood Risk Assessment

b) A site-specific Flood Risk Assessment must be submitted with planning applications for:

i) sites of 1 hectare or greater in Flood Zone 1;

ii) all new development (including minor development and change of use) in Flood Zones 2 and 3;

iii) development that would introduce a more vulnerable class on land at increased flood risk in future or subject to other sources of flooding identified by the Strategic Flood Risk Assessment.

c) The Flood Risk Assessment should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. It will need to demonstrate that:

i) the site has passed the sequential test (this has already been undertaken for all sites allocated in the Local Plan) and within the site the most vulnerable development is located in areas at lowest flood risk from any source unless there are overriding reasons for not doing so;

ii) Where required by national policy, demonstrate both parts of the exception test have been passed:

- the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

iii) current and future flooding from all sources including in-combination and cumulative effects, and any residual risk can be safely managed;

iv) ensure safe access and egress to and from the development, where necessary as part of an agreed flood warning and evacuation plan;

v) development will not increase flood risk elsewhere, and where possible will reduce the overall level of flood risk; and

vi) development should be appropriately flood resistant and resilient so in the event of a flood it can be quickly brought back into use without significant refurbishment.

Surface Water Drainage

d) The surface water drainage scheme should use Sustainable Drainage Systems, unless there is clear evidence that this would be inappropriate, and be designed to:

i) limit runoff to greenfield 1 year rates for events up to and including the 100 year plus climate change event where possible, and always ensure no increase in flows as a result of development;

ii) follow natural drainage flow paths and work with existing site topography;

iii) provide adequate capacity for the 30 year plus climate change event to be contained within the drainage system, and demonstrate that the development is safe for the 100 year plus climate change event scenario and does not increase in flood risk off site;

iv) incorporate green infrastructure and maximise multi-functional benefits ensuring adequate treatment of surface water prior to discharge to ensure that the quality of local water is not adversely affected;

v) be sensitively located and designed to promote an enhanced landscape/ townscape and good quality spaces that improve public amenity;

vi) discharge run-off according to the following hierarchy: (1) into the ground (infiltration), (2) to a surface water body, (3) to a surface water sewer, (4) to a combined sewer. Surface water connections to the public sewerage network should only be made with prior agreement of the relevant sewerage undertaker and where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

e) Clear management arrangements and funding for their ongoing maintenance over the lifetime of the development should be proposed. Planning conditions or obligations will be used to secure these arrangements.

DM21 - WATER QUALITY AND SUSTAINABLE WATER USE

a) Development should protect and enhance groundwater, surface water features and control aquatic pollution. Development will be permitted provided that it does not have an unacceptable impact on the quality and potential yield of local water resources, the water environment and its ecology.

b) The Council will support proposals to replace existing traditional drainage systems with suitable Sustainable Drainage Systems to further reduce water pollution and improve water quality.

c) Potentially polluting development should be steered away from the most sensitive areas. As a minimum a preliminary risk assessment will be required for any development where there is potential risk of contamination of controlled waters. New development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.

d) Development must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development.
e) All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

7.3 EA Standing Advice on Flood Risk

The Environment Agency's standing advice lays out the process that must be followed when carrying out flood risk assessments for developments.

Flood risk assessments are required for developments within one of the flood zones. This includes developments:

- in flood zone 2 or 3 including minor development and change of use more than 1 hectare (ha) in flood zone 1
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

8 Application Site and Setting

8.1 Site Location and Area

The site is located at Unit West of Becket Buildings, Littlehampton Road, BN13 1QD, Worthing. It is centred at national grid reference 513284, 104604. The site has an area of 414m^2. A site location map is provided below in Figure 1.

8.2 Local Planning Authority

The site falls within the jurisdiction of Adur and Worthing Borough Council in terms of the planning process.

8.3 Lead Local Flood Authority

West Sussex County Council is the Lead Local Flood Authority (LLFA).

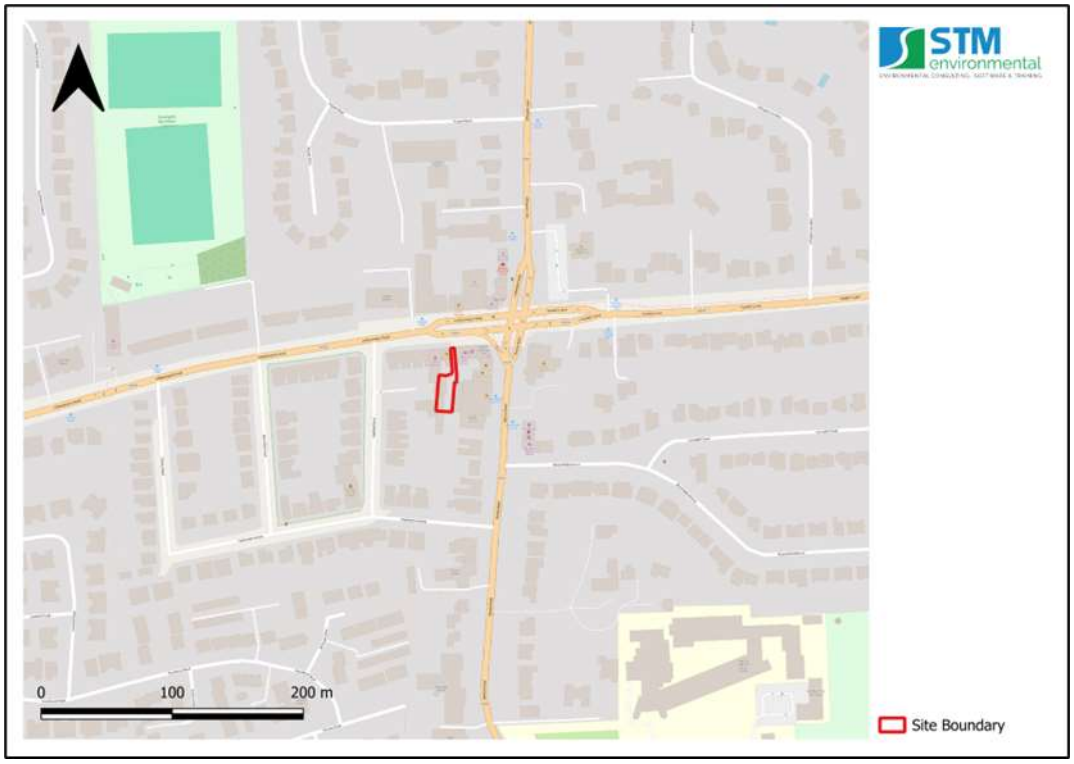


Figure 1: Site Location Map

8.4 Site Current Land Use

The site is formed of hard standing with workshop buildings located along the western boundary.

8.5 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1 below.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description	
	Immediately Adjacent (within 0 – 25m)	General Local Area (i.e. within 25 - 250m)
Northern	Pub	Residential
Eastern	Pub	Residential
Southern	Cleaning service business	Residential
Western	Residential	Residential, Park

8.6 Flood Zones

The site is located within Flood Zone 1 but is indicated to be impacted by the surface water flood plain extents, now an in the future.

The full review of the surface water flooding is detailed in a separate report (FRA-2026-000056).

It should be noted, that the FRA identified that the surface water flood depths and extents witness within the EA mapping do not appear to mirror the expected depths when reviewing the LiDAR data sets. Surface water ponding is witnessed within areas of higher topography.

In addition it does not take into account the existing protection measures that protect the site (ie. built up courtyard walls) which would prevent surface water flow routes on/across the site in the first place.

See Appendix 2 for the EA Flood Zone Map and overlain development plans.

9 Sequential Test

The PPG advices in Paragraph 033 states that "*for individual planning applications where there has been no sequential testing of the allocations in the development plan, or where the use of the site being proposed in accordance with the development plan, the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed*."

On the basis that Adur and Worthing Borough Council has split the main settlement areas of their jurisdiction into 5 different settlements, the study area for this Sequential Test is for Worthing, where the site is located.

Areas with opportunities for development in this area were identified from the Adur and Worthing Borough Council SHLAA, 2020.

The following datasets were reviewed to establish sequentially preferable sites;

Worthing Council Strategic Housing Land Availability Assessment & Employment Land Availability Assessment Update December 2020

The Adur and Worthing Borough Council SHLAA site list was reviewed as part of the works.

A filter of all the sites within the list was undertaken to review comparable sites.

To allow for a reasonably available comparison site against the proposal, all other development should be of similar in size. A maximum size of 0.06ha was used in this instance. Of the available sites within the SHLAA list, this filter removes 39 development sites.

This is deemed to be justifiable as the likelihood of a larger development site being split into multiple plots for individual developers to undertake is an unrealistic scenario due to the excessive costs this would incur for the land owner (legal fees etc).

Table 2 below is a list of all the potential locations listed within the Adur and Worthing Borough Council SHLAA.

In addition, a column titled “Comparison to Site” has been added. The assessed sites only considered those which has a reasonable possibility of being sequentially better, as such sites with areas which far exceeded the proposed site (e.g. a site area of over 0.06ha) were discarded in addition to those which has planning permissions for several dwellings.

This requires an assessment of the following:

- The identification of sites that could be suitable for the development being proposed;
- Whether there are any planning policy restrictions that would prevent development from coming forward at site;
- Other constraints to delivery including availability, physical problems or limitations, potential impacts of the development and future environmental conditions that would be experienced by the inhabitants of the development.

A review of the online platforms and nearby estate agencies was undertaken to review potential alternative site locations which would accommodate the proposed development. A list of the companies and online platforms searched is available in the Reference section.

Table 2: Sites within Adur and Worthing with opportunities for development identified in the Adur and Worthing SHLAA. Only sites with a site area of 2ha or less have been included.

Site Ref / Source	Address	Area (ha)	Recommended Use	Flood Zone	Constraints/Positives	Comparison To Site
WBCBR51	40 - 42 South Street	0.04	Mixed use – Residential, Retail	3	None	New scheme in the works after previous one expired
WBCBR52	Garage Site South Of Heene C Of E Primary School Norfolk Street	0.05	Residential 4no. one-bedroom flats and 2no. two-bedroom flats	1 / Surface Water flooding	Could be a suitable alternative due to proximity. Not indicated to be deliverable on LPA SHLAA list. Impacted by surface water flooding	Dwelling capacity and area are larger than proposed, equal flood risk
WBCBR53	34 - 36 Montague Street	0.03	Residential	3	None	Permissioned site but not commenced
WBCBR58	148 - 152 Montague St	0.0406	Residential	3	None	PA submitted and accepted but works yet to commence
WBCBR67	Oceanview 15 Montague Place	0.0375	Residential	3	None	PA submitted and accepted but works yet to commence
Source	Land to R/O 282-286, Goring Road, Goring-by-Sea, Worthing, BN12 4PE	0.07215	Commercial/Residential	1	Previously a car wash and a previous residential development proposal was denied	Area is larger than proposed / Residential development on site is no deemed to be suitable due to the rise unsatisfactory living **environment for future occupiers subject to intrusive and harmful noise and disturbance.**
Source	Amberley Drive, Goring-By-Sea, Worthing BN12 4	14 garden plots	Residential	2/3	It is in a Flood Zone and is remote	Area is larger than proposed
Source	Bedford Row, Worthing Central, Worthing, BN11 3	0.0133	Residential	3	It is in a Flood Zone Likely too small for proposed development	Much smaller, much worse flood risk.

9.1.1 Sites considered to be sequentially preferable to the application site

With reference to Table 2 of the sites considered to be ‘Suitable” Land to R/O 282-286, Goring Road, Goring-by-Sea, Worthing, BN12 4PE is considered to be marginally sequentially preferable, as it is not at risk from surface water flooding or any other source of flood risk.

“The proposal, by reason of the constrained site and surrounding uses would be likely to result in an unsatisfactory living environment for future occupiers subject to intrusive and harmful noise and disturbance, and poor pedestrian access, the site is therefore unsuitable to accommodate the flat block and is therefore contrary to saved Worthing Local Plan policies RES7 and H18, the space standards SPD and those relevant policies of the National Planning Policy Framework.

The proposed flat block is a piecemeal, backland development which sits tight in the plot. By reason of its location and constrained site within a car park and service area it would be a discordant, contrived and awkward form of building that relates poorly to the urban grain and street character, lacking any meaningful sense of place. The proposal would therefore be contrary to saved policy H18 of the Worthing Local Plan, Policies 8 and 16 of the Worthing Core Strategy, the Guide to Residential Development SPD 2013 and the NPPF.”

Whilst the previous development proposal was for a block of flats, the comparison to the applicant site is clear; the formation of the units within the site would cover the entire site, the issues raised regarding the future occupiers being subjected to intrusive and harmful noise and disturbance, and poor pedestrian access would remain.

As such this site is not considered to provide a reasonable alternative deliverable site for the applicants proposal.

9.1.2 Sites not considered to be sequentially preferable to the application site

The remaining sites in Table 2 are not considered to be sequentially preferable because they are considered to have local policy constraints associated with the developments. These policy constraints include if the site is:

- Site that are not of a similar size (i.e. more than double the size)
- Site that does not have a similar dwelling capacity (i.e. more than double the amount)
- Different intended purposes and demographic for building
- Potential for contamination, noise and heritage issues
- Sites allocated in the RUDP for the other i.e. non-residential uses including employment sites and employment zones, retail sites etc.

Sequentially, the application site is the next most appropriate location for new housing as the remaining comparable sites detailed within the SHLAA are indicated to be located within greater flood risk zones that the site in question. All of the remaining sites review are indicated to located within EA Flood Zone 3.

Combined with the redevelopment of Adur and Worthing, this small development of a gain of 3no. of dwellings will assist in the overall strategic development plan for the region. There are no other more sequentially preferable sites capable of delivering a development of this type. It can therefore be concluded that the application site is an appropriate location for residential development and that the sequential test has been passed.

10 Conclusions and Recommendations

The proposal is classified as a non-minor development and is within Flood Zone 1, a Sequential Test has been undertaken to assess whether there are any other appropriate development sites that are not impacted by surface water flooding.

The Sequential assessment established there are no reasonably comparable and deliverable sites and within the SHLAA, local estate agent assets registers and online property website. All the alternative sites already having planned works, their size is considered unsuitable or that the site were not applicable for residential development due to the site location.

From the information reviewed, it is considered that the proposed development passes the Sequential Test and should be viewed positively by the Council.

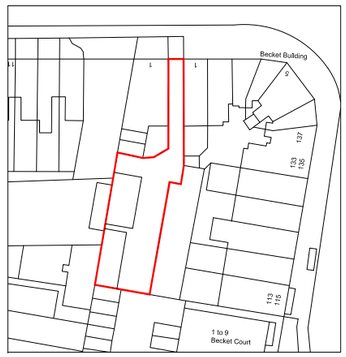
11 References

1. Communities and Local Government - National Planning Policy Framework NPPF, Updated July 2021.
2. Communities and Local Government - Planning Practice Guidance: Flood Risk and Coastal Change, Updated 25 August 2022.
3. LOCAL PLAN, Adur and Worthing Borough Council
4. SFRA, Adur and Worthing Borough Council
5. SHLAA Worthing Borough Council
6. Google Maps.
7. Worthing brownfield sites
8. Site allocations within the adopted Local Plan (2023)
9. Worthing Five-Year Housing Land Supply Position Statement as at 01.04.2024
10. Land for sale in Land to R/O 282-286, Goring Road, Goring-by-Sea, Worthing, BN12 4PE
11. Amberley Drive, Goring-By-Sea, Worthing BN12, Land for sale, £100,000 - Zoopla
12. Bedford Row, Worthing BN11, Land for sale, £250,000 - Zoopla
13. Zoopla
14. Rightmove
15. Prior refusal document for residential development at Land for sale in Land to R/O 282-286, Goring Road, Goring-by-Sea, Worthing, BN12 4PE

12 Appendices

12.1 Appendix 1 – Development Plans

See next page.



Location Plan

N

NOTES

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1:1250

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PROJECT:
BECKET BUILDINGS,
LITTLEHAMPTON ROAD,WORTHING,
WESTSUSSEX, BN13 1QD

DWG TITLE:
LOCATION PLAN

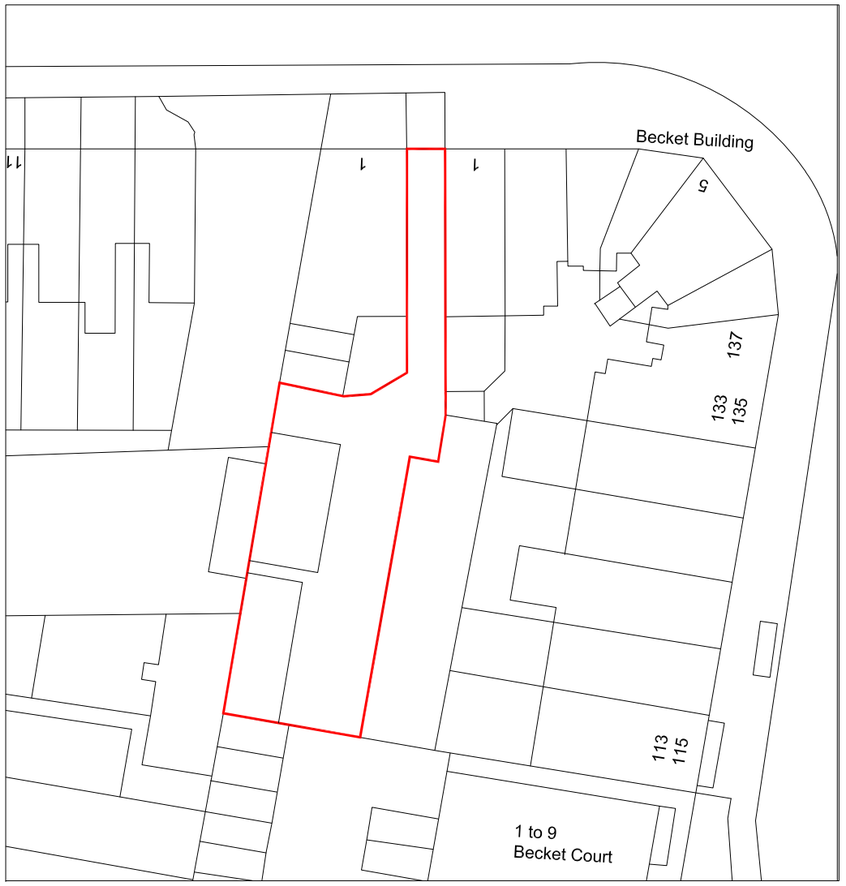
DWG NO: BBL/08

DRAWN BY: PL

DATE : 22-05-2026

ISSUE:

A



Existing Block Plan

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PROJECT:
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WESTSUSSEX, BN13 1QD

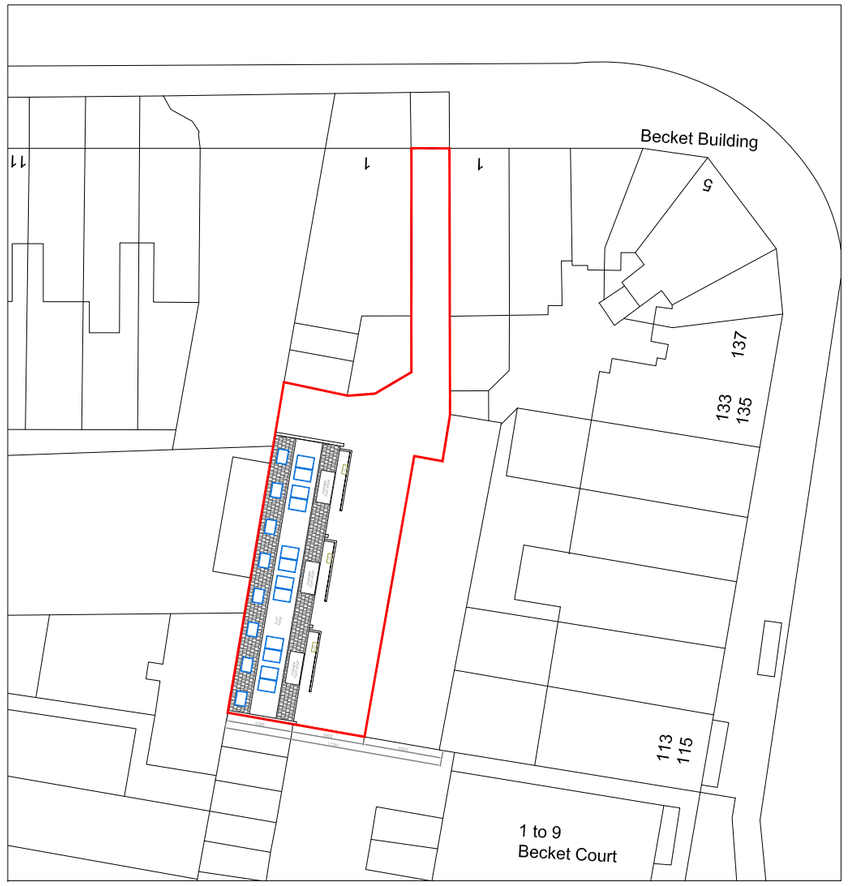
DWG TITLE:
EXISTING BLOCK PLAN

DWG NO: BBL/06

ISSUE: A

DRAWN BY: PL

DATE : 22-05-2026



Proposed Block Plan

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PROJECT:
BECKET BUILDINGS,
LITTLEHAMPTON ROAD,WORTHING,
WESTSUSSEX, BN13 1QD

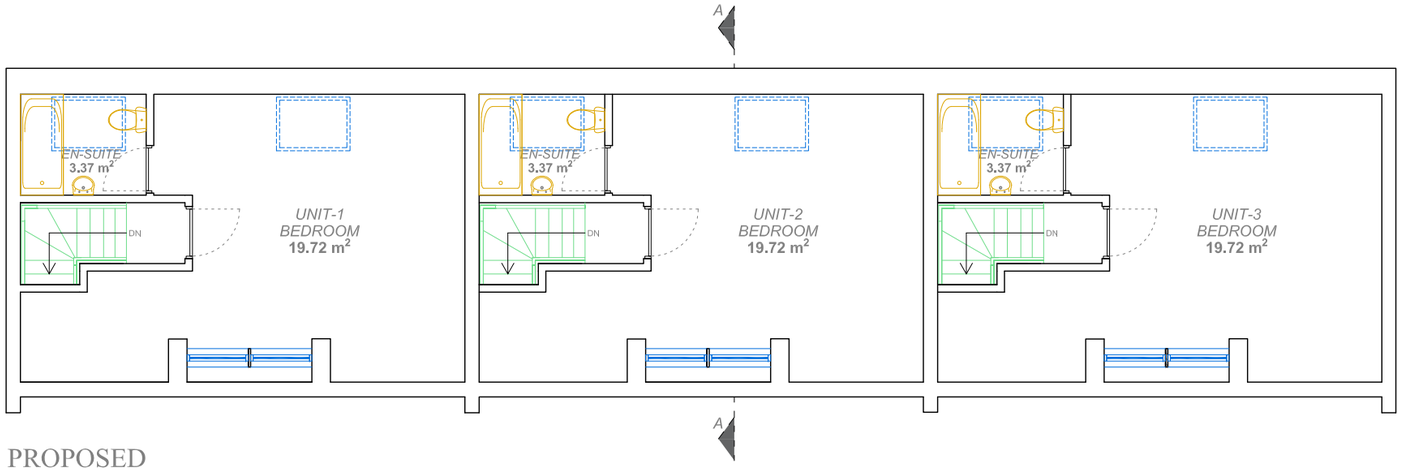
DWG TITLE:
PROPOSED BLOCK PLAN

DWG NO: BBL/07

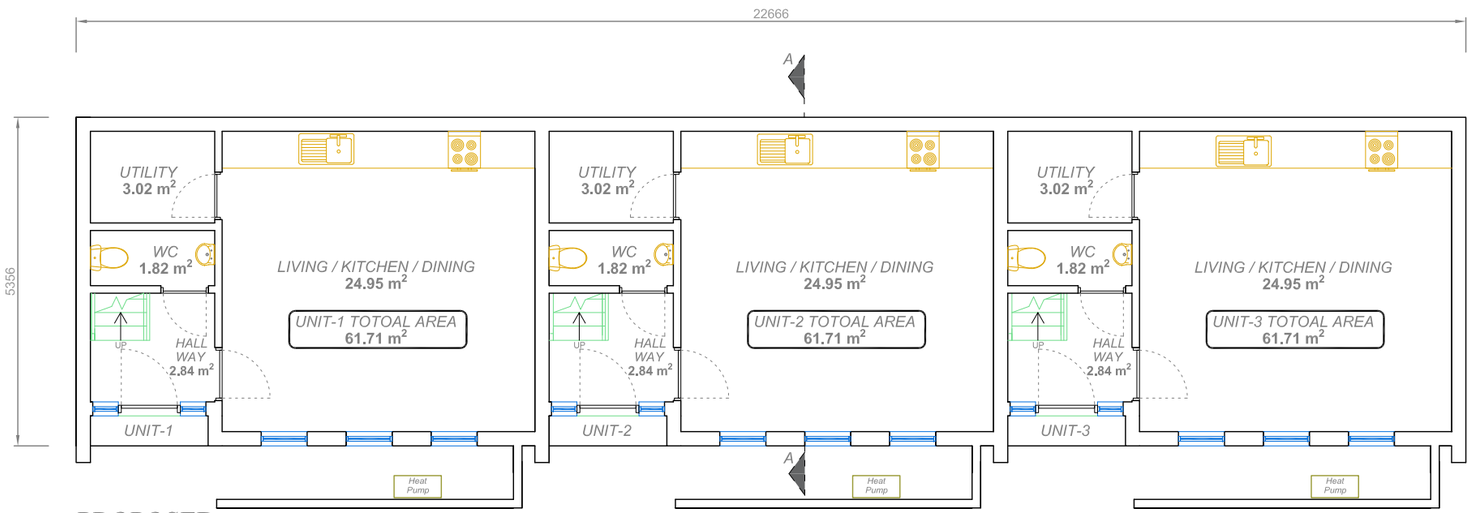
ISSUE: A

DRAWN BY: PL

DATE : 22-05-2026



PROPOSED
FIRST FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN

NOTES

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LIABILITY

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PARTY WALL

WORKS TO A PARTY WALL STRUCTURE OR WITHIN 3 METERS OF THE LINE OF JUNCTION WILL REQUIRE NOTICES SERVED UPON YOUR NEIGHBOUR(S).
WHERE DISPUTES ARISE, A PARTY WALL AWARD MAY NEED TO BE PREPARED PRIOR TO ANY WORKS COMMENCING ON SITE.

Scale 1:100@A3

0 1 2 3 4 6
Metre

ARKIDRAFT
02081948210
info@ArkiDraft.com
www.ArkiDraft.com

PROJECT:
BECKET BUILDINGS,
LITTLEHAMPTON ROAD,WORTHING,
WESTSUSSEX, BN13 1QD

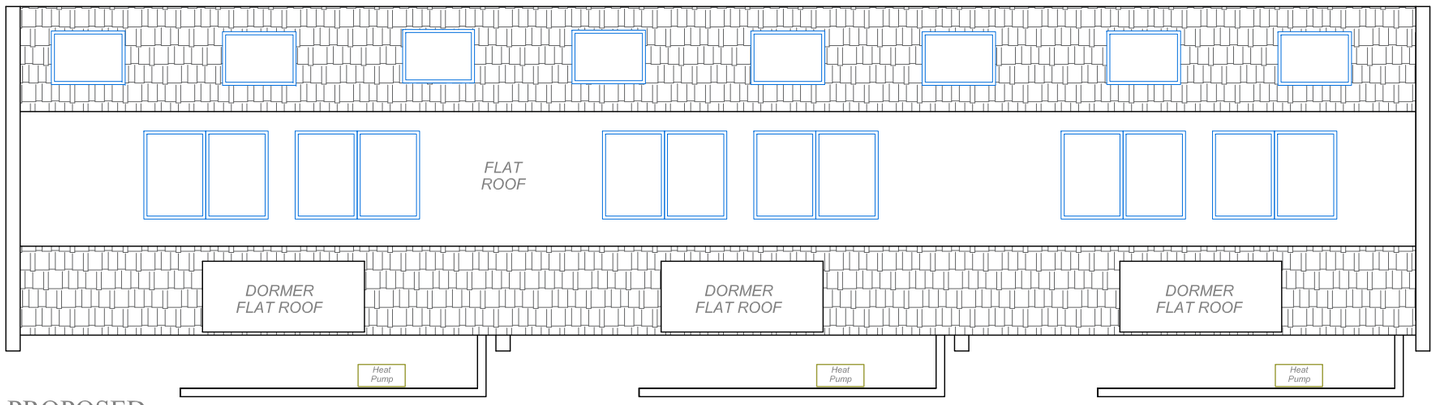
DWG TITLE:
PROPOSED PLANS

DWG NO: BBL/01

DRAWN BY: PL

DATE : 22-05-2026

ISSUE:
A



PROPOSED
ROOF PLAN

NOTES

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Metre

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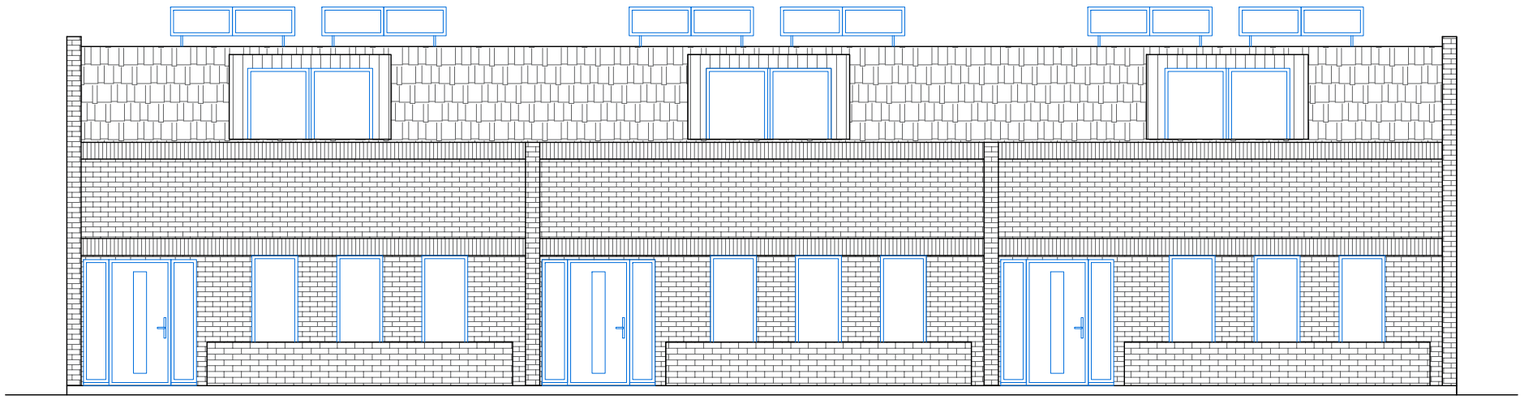
DWG TITLE:
PROPOSED ROOF PLAN

DWG NO: BBL/02

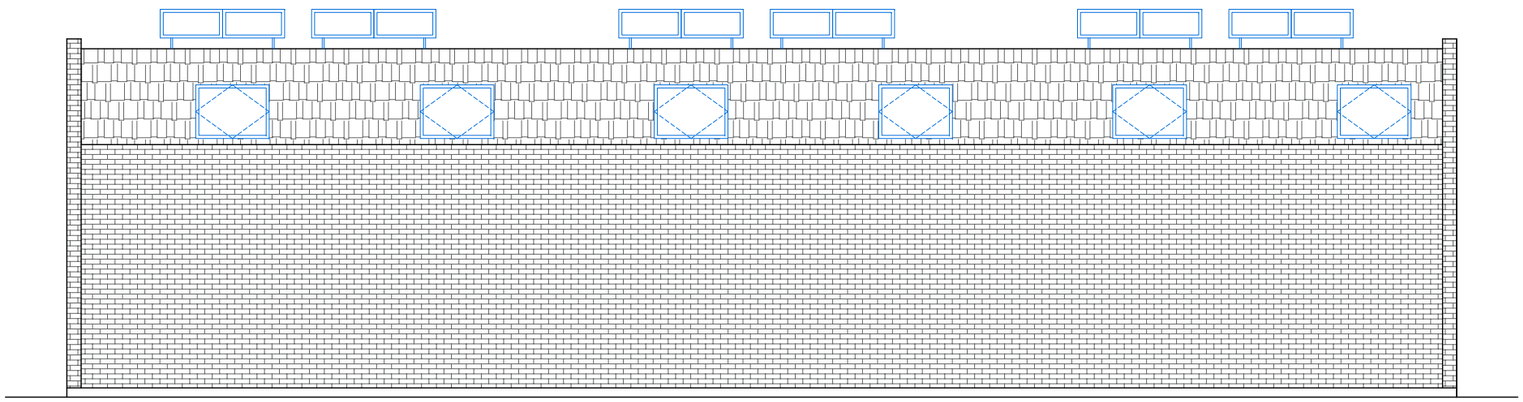
DRAWN BY: PL

DATE : 22-05-2026

ISSUE:
A



PROPOSED
FRONT ELEVATION



PROPOSED
REAR ELEVATION

NOTES

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Scale 1:100@A3

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PROJECT:
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WESTSUSSEX, BN13 1QD

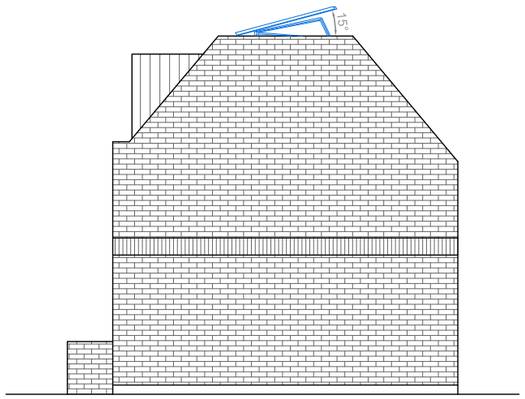
DWG TITLE:
PROPOSED ELEVATIONS

DWG NO: BBL/03

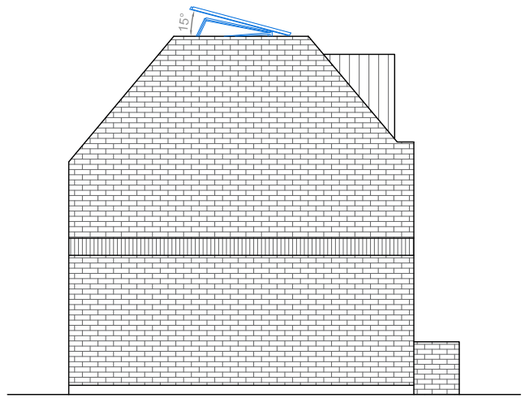
DRAWN BY: PL

DATE : 22-05-2026

ISSUE:
A



PROPOSED
RIGHT SIDE ELEVATION



PROPOSED
LEFT SIDE ELEVATION

NOTES

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Metre

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PROJECT:
BECKET BUILDINGS,
LITTLEHAMPTON ROAD,WORTHING,
WESTSUSSEX, BN13 1QD

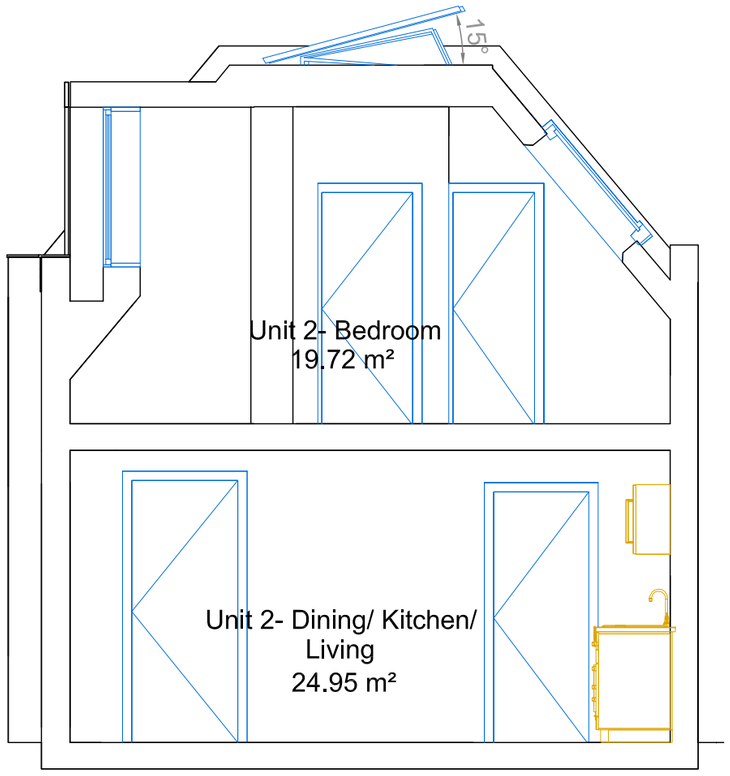
DWG TITLE:
PROPOSED ELEVATIONS

DWG NO: BBL/04

DRAWN BY: PL

DATE : 22-05-2026

ISSUE:
A



PROPOSED SECTION-AA

NOTES

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Meters @ 1:50 @ A3

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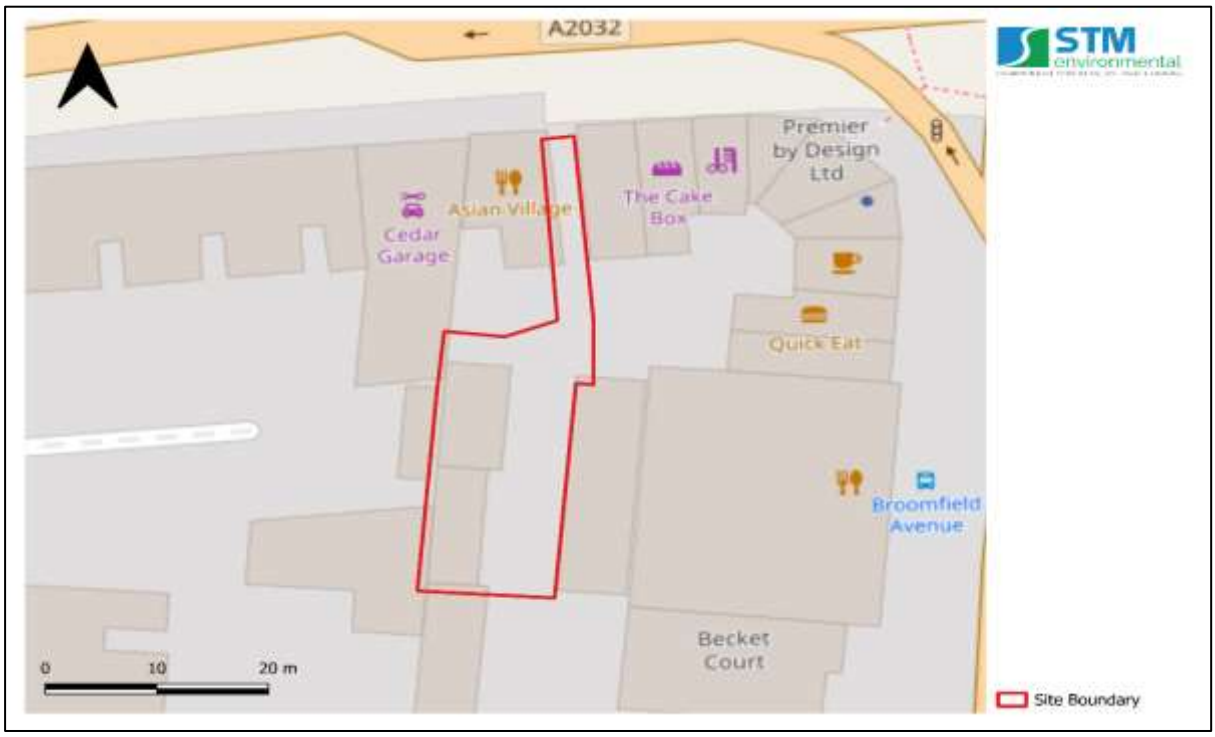
PROJECT:
BECKET BUILDINGS,
LITTLEHAMPTON ROAD,WORTHING,
WESTSUSSEX, BN13 1QD

DWG TITLE:
PROPOSED SECTION AA

DWG NO: BBL/05	**ISSUE:** A
DRAWN BY: PL	
DATE : 22-05-2026	

12.2 Appendix 2 – EA Flood Zones and proposed developments.



12.3 Appendix 3 – Worthing Council Documents.

12.3.1 *Adur and Worthing* – Strategic Housing and Economic Land Availability Assessment (SHLAA)– Area maps

Worthing brownfield sites

WORTHING BOROUGH COUNCIL

Mr Kai Penny
Whaleback
Office 11
The Old Bank
257 Church Road
Hove
BN3 4EE

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0797/20

Details of Development
CONSTRUCTION OF THREE-STOREY BUILDING TO FACILITATE 4NO. TWO-BEDROOM FLATS AND 2NO. ONE-BEDROOM FLATS WITH INDIVIDUAL TERRACES. ASSOCIATED 6NO. PARKING SPACES, 9 CYCLE SPACES AND BIN STORAGE.

Location of Development
LAND AT 312A GORING ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 27th May 2020.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
28/09/2020

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed flat block is a piecemeal, backland development which sits tight in the plot. By reason of its location and constrained site within a car park and service area it would be a discordant, contrived and awkward form of building that relates poorly to the urban grain and street character, lacking any meaningful sense of place. The proposal would therefore be contrary to saved policy H18 of the Worthing Local Plan, Policies 8 and 16 of the Worthing Core Strategy, the Guide to Residential Development SPD 2013 and the NPPF.

02. The proposal, by reason of the constrained site and surrounding uses would be likely to result in an unsatisfactory living environment for future occupiers subject to intrusive and harmful noise and disturbance, and poor pedestrian access, the site is therefore unsuitable to accommodate the flat block and is therefore contrary to saved Worthing Local Plan policies RES7 and H18, the space standards SPD and those relevant policies of the National Planning Policy Framework.

03. The proposed flat block, by reason of its design and location would potentially detrimentally overlook or give the perception of overlooking and be adversely overbearing to the occupiers of neighbouring properties of particularly 298-310 Goring Road (evens) . As such it would be contrary to saved Worthing Local Plan policy H18 , Policy 16 of the Worthing Core Strategy, the Guide to Residential Development SPD 2013 and the NPPF.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
EXISTING SITE PLAN	Drg W1983/02	27.05.2020
PROPOSED SITE PLAN	Drg W1983/03	27.05.2020
PROPOSED FIRST FLOOR	Drg W1983/05	27.05.2020
PROPOSED SECOND FLOOR	Drg W1983/06	27.05.2020
PLANNING STATEMENT	W1983-a	27.05.2020
PROPOSED GROUND FLOOR	Drg W1983/04 REV B	30.07.2020
PROPOSED SECTIONS	Drg W1983/10 REV A	30.07.2020
PROPOSED NORTH ELEVATION	Drg W1983/08 REV A	30.07.2020
PROPOSED SOUTH ELEVATION	Drg W1983/07 REV A	30.07.2020

Reference/Drawing Number	Version	Date Rec
PROPOSED WEST & EAST ELEVATIONS	Drg W1983/09 REV A	30.07.2020
SITE LOCATION PLAN	Drg W1983/01 A	16.07.2020

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).