WORTHING BOROUGH COUNCIL

Oonagh Kerrigan
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
ME14 3EN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0942/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 12 (LEVELS), 22 (FOUL AND SURFACE WATER DRAINAGE) AND 23 (DRAINAGE MANAGEMENT) OF AWDM/1979/19. - AMENDED LEVELS PLANS RECEIVED 31ST JULY 2024.

Location of Development
HM REVENUES AND CUSTOMS BARRINGTON ROAD WORTHING WEST SUSSEX BN12 4XL

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
20/04/2026

SCHEDULE

Approved Date - 16/04/2026

12 With the exception of any demolition works, no development shall take place within a phase 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. This condition shall apply notwithstanding any information contained in the current application.

Reason: *In the interests of clarity, to ensure access for people with disabilities and because changes in levels may materially affect the appearance and impact of the development.*

Access and Highways

Approved Date - 16/04/2026

22 Development of a phase shall not commence, other than works of site survey and investigation, until details of the proposed means of:

i. foul drainage disposal, and

ii. surface water drainage disposal,

for that phase have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The design of surface water drainage shall follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA and shall maintain existing surface water flow paths across the site, including mitigation measures for any areas of high risk. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system and foul drainage serving that building has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure adequate foul and surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy 12 & 15 of the Worthing Core Strategy 2011.*

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
TOPOGRAPHIC SURVEY OVERVIEW	SUR/01 W1	06.07.2023
LEVEL DESIGN PLAN SHEET 1	DR-C-2001 C2	06.07.2023
LEVEL DESIGN PLAN SHEET 2	DR-C-2002 C2	06.07.2023
LEVEL DESIGN PLAN SHEET 3	DR-C-2003 C2	06.07.2023
LEVEL DESIGN PLAN SHEET 4	DR-C-2004 C2	06.07.2023
LEVEL DESIGN PLAN SHEET 5	DR-C-2005 C2	06.07.2023
LEVEL DESIGN PLAN SHEET 6	DR-C-2006 C2	06.07.2023
DRAINAGE DESIGN PLAN SHEET 1	DR-C-2101 C1	06.07.2023
DRAINAGE DESIGN PLAN SHEET 2	DR-C-2102 C1	06.07.2023
DRAINAGE DESIGN PLAN SHEET 3	DR-C-2103 C1	06.07.2023
DRAINAGE DESIGN PLAN SHEET 4	DR-C-2104 C1	06.07.2023
DRAINAGE DESIGN PLAN SHEET 5	DR-C-2105 C1	06.07.2023
DRAINAGE DESIGN PLAN SHEET 6	DR-C-2106 C1	06.07.2023
COVERING LETTER		06.07.2023
DRAINAGE TECHNICAL NOTE	ATCN-92-00-R-C-2001 P01	31.10.2025
FOUL WATER DRAINAGE CALCULATIONS		18.12.2024
SURFACE WATER DRAINAGE CALCULATIONS		18.12.2024
ADOPTABLE DRAINAGE CONSTRUCTION DETAILS SHEET 3 OF 3	DR-C-3015 REV C5	18.12.2024
DRAINAGE MANAGEMENT & MAINTENANCE PLAN	K43058 REV P03	18.12.2024
HARD LANDSCAPE GA PLAN Sht 1of2	Drg02 Rev C3	31.07.2024
HARD LANDSCAPE GA PLAN Sht 2of2	Drg02 Rev C2	31.07.2024
SITE SECTIONS Sheet 1of2	SK-C-7038 P1	31.07.2024

Ref: AWDM/0942/23

Reference/Drawing Number	Version	Date Rec
SITE SECTIONS Sheet 2of2	SK-C-7039 P1	31.07.2024
TECHNICAL NOTE - LEVELS DESIGN STRATEGY	TN-C-1003 P3	31.07.2024

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