WORTHING BOROUGH COUNCIL

Miss Hayley Gibbs
ECE
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN
United Kingdom

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/1209/25**

Details of Development
**APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (SURFACE WATER DRAINAGE), 8 (ARCHAEOLOGICAL MITIGATION), 9 (CO2 REDUCTION AND RENEWABLE ENERGY) AND 14 (BNG) OF AWDM/0447/24.**

Location of Development
**GREATER BRIGHTON METROPOLITAN COLLEGE LITTLEHAMPTON ROAD WORTHING WEST SUSSEX BN12 6NU**

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
03/02/2026

## SCHEDULE

**Approved Date - 02/02/2026**

5 Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

**Reason**: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy DM20 in Worthing Local Plan 2020-2036.*

**Approved Date - 02/02/2026**

8 Within six months of the completion of the archaeological fieldwork described in the TVAS Archaeological Evaluation of June 2024, (or such other period as the Local Planning Authority may first agree in writing), the applicant shall submit to the Local Planning Authority for its written approval, a post excavation assessment. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

**Reason**: *To preserve the archaeological remains in line with the National Planning Policy Framework paragraphs 199 & 211 and Worthing Local Plan policy DM24.*

**Approved Date - 02/02/2026**

9 The development hereby approved shall (unless alternatives are agreed in writing by the Local Planning Authority), incorporate the sustainable energy and heat management measures, in accordance with the details in the Energy Statement dated 27.03.2024 (Reference: 23061-DGE-XX-XX-RP-SU-2003 Rev. P02) and Sustainability Assessment dated March 2024 (Reference: X232 Ver.01) submitted with the current application:

Written confirmation, including independent professional verification, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures exceed the target of 27% reduction in C02 on average per building compared to the Building Regulations Part L 2013 standard and incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after C02 reductions from energy efficiency measures).

Unless otherwise approved in writing by the Local Planning Authority the verification document shall include proposed and timetabled remedial measures if these targets have not been met and, the remedial measures thereby approved shall be implemented in accordance with that timetable.

**Reason**: *To ensure CO2 reduction through sustainable construction and renewable energy provision in accordance with policies DM16 and DM17 of the Worthing Local Plan.*

**Approved Date - 02/02/2026**

14 Prior to the first use of the development hereby approved a detailed Habitat Management and Monitoring Plan (HMMP) shall be submitted, approved and implemented, to demonstrate biodiversity net gain in excess of 20% in accordance with the Biodiversity Gain Plan (dated 15/05/2024), Ecological Impact Assessment (Ref: LLD3050-ECO-REP-001-00-EcIA, dated 06/11/2023) and Landscape Design Strategy (Ref: LLD3050-LAN-REP-001, dated 26/03/2024) submitted with the application. The HMMP shall include post completion verification that this 20% net gain has been achieved on site and how it is to be maintained and monitored for a period of not less than 30 years from the commencement of the scheme. BNG provision and monitoring is also subject to the completed S106 Obligation.

**Reason**: *To secure 20% BNG in accordance with policy DM18 of the Worthing Local Plan.*

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 FROM ENGINEER RE: WSP COMMENTS | | 12.01.2026 |
| AS BUILT CALCULATIONS | P2218_West Durrington C | 12.01.2026 |
| BNG Habitat Monitoring Report | LLD3050-REP-004-00-Year | 19.12.2025 |
| BELOW GROUND DRAINAGE LAYOUT | 03576-C-0801-AB-1 1 of 2 | 19.12.2025 |
| BELOW GROUND DRAINAGE LAYOUT | 03576-C-0801-AB-1 2 of 2 | 19.12.2025 |
| ATTENUATION STORAGE TANK DETAILS - POLYSTORM PSM1A & PSM3 UNITS | PSM 2.0 REV 1 | 19.11.2025 |
| HYDRO-BRAKE OPTIMUM TECHNICAL SPECIFICATION | HQT-189618 | 19.11.2025 |
| ECOLOGICAL ENHANCEMENTS | PL-17 P1 | 23.09.2025 |
| AS-BUILT MATERIAL/PLANT/SLAB | REV A | 23.09.2025 |

| Reference/Drawing Number | Version | Date Rec |
|---|---|---|
| AS-BUILT SSL GROUND FLOOR C061 | REV A | 23.09.2025 |
| CO2 COMPLIANCE | | 23.09.2025 |
| AS-BUILT C061 CONCRETE BAY | REV A | 23.09.2025 |
| CCTV INSPECTION REPORT (DRAINAGE) | PO-GR/492 | 23.09.2025 |
| GROUND FLOOR LEVEL SURVEY | REV A | 23.09.2025 |
| ARCHAEOLOGICAL EXCAVATION | | 23.09.2025 |
| C061 AS-BUILT DRAINAGE | REV A | 23.09.2025 |
| BRUKL OUTPUT DOCUMENT | | 23.09.2025 |

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