Development Management – Delegated Officer Report

Application Number: **AWDM/0750/25** **Recommendation: Approve**

Site: Land Site West Of Fulbeck Avenue

Proposal: Approval of Details Reserved by Condition 22 (drainage verification) of approved application AWDM/0528/22.

Date of Site Visit: **NA**

Neighbours Checked: **NA**

Proposal, Site and Surroundings

This application relates to the second phase of development, to the south, comprising blocks 4 -5 (block 5 recently dismantled but drainage constructed), also the area of the central watercourse. The planning condition requires the provision of as-built drainage drawings after its implementation, and an associated engineer's report.

Wording is as follows:

> ***22.Drainage Verification***
>
> *Immediately following implementation of the approved surface water drainage system for the second phase of development and prior to occupation of any dwellings within the second phase (Blocks 4 & 5), the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented second phase together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. This shall be in addition to the as built drawings and confirmatory information already approved and accepted for the phase 1 area (planning reference AWDM/0163/23). The drainage system shall thereafter be maintained in perpetuity.*
>
> *Reason:To ensure appropriate drainage, including sustainable drainage principles, in accordance with policies DM9, DM16, DM20 & DM21 of the Worthing Local Plan 2020-2036.*

Planning History:

AWDM/0166/20 - Application under Regulation 4 for full planning permission for the erection of 152 apartments including 30% affordable provision, consisting of 51 no. 1-bedroom apartments and 101 no. 2-bedroom apartments, with associated car and cycle parking, open space, landscaping and new access and temporary sales suite at land to the west of Fulbeck Avenue - **Approved 30th July 2021**

AWDM/0528/22 - Application under s.73 for variation of condition 1 and other conditions of planning permission AWDM/0166/20 (full planning permission for the erection of 152 apartments including 30% affordable provision, consisting of 51 no.

1-bedroom apartments and 101 no. 2-bedroom apartments, with associated car and cycle parking, open space, landscaping and new access and temporary sales suite at land to the west of Fulbeck Avenue). **Approved 16th June 2022**

AWDM/1995/21 - Approval of Details Reserved by Conditions 23 (surface water drainage), 24 (surface water drainage), 25 (surface water drainage), 27 (foul water drainage), 28 (flood risk mitigation) and 29 (remediation of contaminated land) of Application No AWDM/0166/20 **Approved 25th January 2022**

AWDM/0163/23 Application for Approval of Details Reserved by Condition 22 of Previously Approved AWDM/0528/22 and Condition 26 of Previously Approved AWDM/0166/20 (Verification of Surface Water Drainage **Approved 22.06.2023**

Consultations:

WSCC Lead Local Flood Authority (LLFA): recommend discharge of condition (17/7/25)

WSP (Borough Drainage Consultant): Defer to LLFA

Relevant Planning Policies:

Worthing Local Plan, 2020 - 2036 - DM20
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

This application is supported by plans as part of an engineer's report, which has been accepted by the Lead Local Authority. The report confirms that drainage, as approved under the original condition 23 (AWDM/1995/21) , has been constructed in accordance with those details. These include land and drainage levels which form part of the flood risk management element of the development.

The LLFA has reviewed the submitted verification documents and recommends approval.

Recommendation - Conclusion. Approval

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

Case Officer: Stephen Cantwell Date: 31/07/2025

Authorised: Jo Morin Date: 31.07.2025