

Adur & Worthing Councils
Development Management
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

07 August 2026
W3331

Dear Planning Team,

**DISCHARGE OF CONDITIONS 4, 5, 6 AND 7 FOR PLANNING PERMISSION AWD/1141/25 –
‘CHANGE OF USE OF A GARAGE INTO A DWELLING, INCLUDING DEMOLITION OF REAR
LEAN TO AND CONSTRUCTION OF A TWO-STORY REAR EXTENSION, ROOFLIGHTS
AND ASSOCIATED ALTERATIONS.’**

Whaleback has been instructed by the applicant to prepare and submit an application for the approval of details required by conditions 4, 5, 6 and 7 of planning permission AWD/1141/25 as granted on 24 April 2026.

CONDITION 4 - LANDSCAPING

The full condition reads:

“No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the dwelling.

Reason: In the interests of visual amenity and the environment having regard to policies DM5 and DM18 of the Worthing Local Plan.”

This condition is addressed through the Planting and Protection Plan, Proposed Planting Plan, Plant Specifications, Maintenance Schedule and Hard Landscaping Plans prepared by Best by Myles, together with the Arboricultural Assessment undertaken by Mr Antony Geer of TechArbor.

The submitted documents provide details of the proposed soft and hard landscaping, planting specifications, maintenance arrangements, and the retention and protection of existing trees and

WHALEBACK

hedgerows. They also confirm that landscaping, including hard landscaping, will be completed prior to occupation, with planting undertaken in accordance with the approved details and relevant planting season.

The Arboricultural Assessment confirms that the development will have no adverse impact on existing trees, having regard to the location of the development and existing site fencing. The Maintenance Schedule also provides for the ongoing maintenance and replacement of planting where required.

Together, these documents provide the necessary information to discharge the landscaping condition.

CONDITION 5 – FOUL DRAINAGE WORKS

The full condition reads:

'No development shall be commenced until a scheme for the provision and implementation of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and the dwelling shall not be occupied prior to completion of the works.'

Reason: To ensure adequate drainage and prevent pollution of the water environment, to comply with the National Planning Policy Framework and policy DM22 of the Worthing Local Plan."

The existing sewer network is shown on the Southern Water asset plan within the Surface Water Management Report by Flo Consulting Engineers, which identifies both foul and surface water sewers in Bramber Road. The proposed foul drainage will connect to the existing foul sewer.

The proposed works will provide appropriate foul drainage for the dwelling in accordance with the requirements of the condition.

CONDITION 6 – SURFACE WATER DRAINAGE

The full condition reads:

'No Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control SuDS in consideration of the National Standards for Sustainable Drainage Systems and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should 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. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.'

WHALEBACK

Reason: To ensure adequate and suitable surface water drainage and that flood risk is adequately addressed and not increased, in accordance with policy DM20 of the Worthing Local Plan and the policies of the NPPF.'

The Surface Water Management Report by Flo Consulting Engineers incorporates the principles of SuDS, including water butts, filter drains, permeable surfacing, a flow control chamber and an attenuation tank comprising cellular units. All feasible SuDS methods and surface water discharge options have been assessed, with surface water ultimately discharging to the existing surface water sewer.

CONDITION 7 – MAINTENANCE AND MANAGEMENT

The full condition reads:

"The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. A timetable for its implementation.

II. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.

III. A management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for the new dwelling and not increased in accordance with policy DM20 of the Worthing Local Plan and the policies of the NPPF.'*

The Surface Water Management Report by Flo Consulting Engineers includes details of the management and maintenance of the surface water drainage network and SuDS features within the site, including the requirements for each feature and their locations. The drainage and SuDS measures will be implemented prior to first occupation and maintained thereafter in accordance with the plans once approved.

Documents Submitted:

- Surface Water Management Report by Flo Consulting Engineers
- Planting and Protection Plan – Best by Myles
- Proposed Planting Plan – Best by Myles
- Plant Specifications – Best by Myles
- Maintenance Schedule – Best by Myles
- Hard Landscaping Plans – Best by Myles
- Arboricultural Assessment – undertaken by Mr Antony Geer, TechArbor

WHALEBACK

We trust that the documentation as provided is sufficient to approve the conditions, however if you have any queries please contact us using the contact details above.

Yours sincerely,



Amy Wolanski, MRTPI
Planner

WHALEBACK