29/07/2025

DISHARGE OF CONDITIONS for application AWDM/1150/22
PROPOSED NEW 2-BED FAMILY DWELLING WITH DIRECT ACCESS OFF NURSERY LANE WITH ASSOCIATED BIN AND CYCLE STORE. PART DEMOLITION OF FLAT 4 TO FACILITATE THE WORKS. RESUBMISSION OF AWDM/1943/21

Location of Development
50 ROWLANDS ROAD WORTHING WEST SUSSEX

ADDITIONAL NOTES/CLARIFICATIONS FOR DISCHARGE
Relating to conditions requiring discharge prior to commencement of works (3 and 4)
Also relating to conditions 6, 7, 8, 9, 10, 11, 12, 13 as noted below.

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03 CMP
See CMP rev1 and plan sheet DS/ROWLANDS/COND3 submitted with these notes

In response to comments received from the council's drainage consultant regarding surface water management during construction the following information has been added to the CMP submitted:

The use of impermeable surfaces during construction will be minimized and where required, these areas will be graded to direct water away from boundaries.

The appointed foreman will be responsible for regular inspection and maintenance of surface water management measures to ensure their ongoing effectiveness.

If required, temporary drainage solutions, such as shallow swales or interceptor drains, will be installed to control surface water runoff within the site boundary.

04 Surface water drainage
See details provided by GEOSMART
PDF file – 84048R1

In response to comments received from the council's drainage consultant our drainage specialist has provided us with the following clarification and advised that this can be found in their report. We hope this addresses any concerns and provides sufficient clarification.

'We didn't recommend infiltration due to the mapped groundwater risk and shallow groundwater found in nearby boreholes. Also we would likely be infiltrating into chalk geology which has the tendency to form dissolution features when focused infiltration occurs. That can affect building foundations within a certain area (usually a minimum of 10m). As there's no space on site that's more than 10m away form a building, we didn't think it appropriate to use infiltration because of this'

06 Landscaping scheme
See plan DS/ROWLANDS/COND6.7 REV1 submitted with these notes

07 Boundaries/fencing
See plan DS/ROWLANDS/COND6.7 REV1 submitted with these notes

08 Cycle Storage
Cycle storage will be installed as per submitted plan DS/ROWLANDS/COND8 and retained permanently.

09 Bin Storage
Bin storage will be installed as per submitted plan DS/ROWLANDS/COND9 and retained permanently.
Note: Bins not to be stored on Nursery Lane on collection day.
The pedestrian gate onto Nursery Lane should either be left open, or details of a code lock provided to the Council's Operational Waste Team, so that the bins can be retrieved from and returned to the site on collection day.

10 Climate Change Mitigation
See Climate Change Mitigation Statement and plan DS/ROWLANDS/COND10 REV1 submitted with these notes.
The proposed ASHP model will adhere to ALL the provisions for permitted development for ASHPs set out under Part 14, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

11 External materials
Nothing to discharge

12 Windows (obscure-glazing etc)
Nothing to discharge

13 Future development works
Nothing to discharge