



ADUR DISTRICT COUNCIL

Mr Kevin Langley
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36 Church Street
Eastbourne
BN21 1HS
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0801/26

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 6 (DRAINAGE), 7 (DRAINAGE MAINTENANCE), 11 (LANDSCAPING) OF APPROVED APPLICATION AWDM/1492/25.

Location of Development

ST JOHNS COURT PENSTONE CLOSE LANCING WEST SUSSEX

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.

Gary Peck
Head of Planning & Development
04/09/2026

SCHEDULE

Approved Date - 04/09/2026

- 3 No development above slab level shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 04/09/2026

- 6 Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the proposed foul and surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. 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 to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property 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 drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 04/09/2026

- 7 Development shall not commence, other than works of site survey and investigation or works of demolition, until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 04/09/2026

- 11 No development above slab level shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in

writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur 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
MOTION TN02 - FURTHER INFORMATION ON SITE DRAINAGE	18th AUGUST 2026	18.08.2026
PROPOSED SITE LAYOUT	3494 04 Rev A	14.08.2026
PROPOSED MATERIALS	3494 05 Rev A	14.08.2026
MOTION TN01 CONDITIONS 6 AND 7 DOCUMENT	21ST MAY 2026	01.07.2026

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