ADUR DISTRICT COUNCIL

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0154/25

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (LANDSCAPING), 8 (SURFACE WATER DRAINAGE), 9 (SURFACE WATER DRAINAGE MAINTENANCE), 10 (FOUL SEWERAGE), 12 (SUSTAINABILITY), 13 (ECOLOGICAL ENHANCEMENTSS) AND 16 (DETAILS OF ALTERNATIVE ACCOMMODATION) OF APPLICATION AWDM/0407/24.

Location of Development

LAND SOUTH OF BUCKINGHAM PARK INCLUDING SOUTH PAVILION AND CAFE AND PUBLIC CONVENIENCES UPPER SHOREHAM ROAD SHOREHAM-BY-SEA 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.

G Peck

Gary Peck
Planning Services Manager
03/04/2025

SCHEDULE

Approved Date - 03/04/2025

7 No works or development 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.*

Approved Date - 03/04/2025

8 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 Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS 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. Groundwater monitoring and 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

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with*
policy 36 of the Adur Local Plan and the NPPF.

Approved Date - 03/04/2025

9 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 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 and not increased in accordance policy 36 of the Adur Local Plan and the NPPF.*

Approved Date - 03/04/2025

10 Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29 and 35 of the Adur Local Plan.*

Approved Date - 03/04/2025

12 No development above slab level shall commence until details of sustainability and energy efficiency measures have been submitted to and approved in writing by the local planning authority. The development shall thereafter be completed in accordance with the approved details.

Reason: *In the interests of achieving energy efficient and sustainable development having regard to policies 18 and 19 of the Adur Local Plan and the provisions of the NPPF.*

Approved Date - 03/04/2025

13 The building shall not be brought into use until biodiversity enhancement measures have been provided in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: *In the interests of enhancing biodiversity having regard to policy 31 of the Adur Local Plan and the provisions of the NPPF.*

Approved Date - 03/04/2025

16 Throughout the course of the development hereby permitted suitable alternative changing accommodation shall be provided in accordance with details to be submitted to and approved in writing by the local planning authority

Reason: *To protect against the loss or unavailability of sport facilities during the construction of the development having regard to policies 15, 32 and 33 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
COVER LETTER	KB/Let/P2103i	07.02.2025
DRAINAGE MAINTENANCE SCHEDULE		07.02.2025
SOAKAWAY CALCULATIONS		07.02.2025
DRAINAGE STRATEGY	31383	07.02.2025
LANDSCAPE DESIGN STRATEGY	REV P04	07.02.2025
ALTERNATIVE CHANGING FACILITIES DOCUMENT		07.02.2025
BREEAM ASSESSMENT		07.02.2025
INFILTRATION REPORT	21463/IR Rev 1.0	20.02.2025
GEOTECHNICAL ASSESSMENT REPORT	R16262	20.02.2025
GEOTECHNICAL ASSESSMENT REPORT (JUNE 2016)	R16-11420	20.02.2025
PROPOSED GROUND FLOOR PLAN & ROOF PLAN	PL-05 REV P4	02.04.2025

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