WORTHING BOROUGH COUNCIL

Mr Rob Winnifrith
Accel Consulting Ltd
20 Southwick Street
Southwick
West Sussex
BN42 4TB

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0104/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 10 (SUSTAINABLE SURFACE WATER DRAINAGE), 11 (DRAINAGE MAINTENANCE) AND 13 (FOUL WATER DRAINAGE) OF AWDM/1624/22.

Location of Development
THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING 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
11/07/2024

SCHEDULE

Approved Date - 11/07/2024
10 Sustainable Surface Water Drainage

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. 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/ 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. Details shall be supported by an assessment of the risks to controlled waters. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

Reason: *To ensure adequate surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere in accordance with policy DM20 of the Worthing Local Plan 2020 - 2036 and the NPPF 2023.*

Approved Date - 11/07/2024
11 Drainage Maintenance

No dwelling shall not be occupied 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. 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 surface water drainage, including sustainable drainage and its maintenance, is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy DM20 of the Worthing Local Plan 2020 - 2036 and the NPPF 2023.*

Approved Date - 11/07/2024
13 Foul Water Drainage

No development shall take place until details of foul drainage have been submitted to and approved in writing by the local planning authority in liaison with Southern Water. No dwelling associated shall be occupied until the drainage works have been carried out in accordance with the approved details.

Reason: *To ensure appropriate foul drainage, in accordance with policy DM9 of the Worthing Local Plan 2020 - 2036.*

Informatives / Notes to Applicant

01. Drainage Maintenance Plan

The approved Drainage Maintenance Plan for the purposes of this approval, is the second draft issue dated 29th May 2024, which is attached to GTA Civils letter of 30th May hereby approved. This supersedes the Drainage Maintenance Plan appended to the Drainage Statement by GTA Civils January 2024.

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
DRAINAGE STATEMENT (letter) GTA Civils - Including calculations and Drainage Maintenance Plan Issue 2	12787 Rev 2	31.05.2024
DRAINAGE STATEMENT (Jan 2024)- excluding Drainage Maintenance Plan at Appendix D	12787	24.01.2024

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