



# ADUR DISTRICT COUNCIL

Mrs Laura Jackson  
Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/0028/26**

Details of Development

**APPROVAL OF DETAILS RESERVED BY CONDITIONS 10 (SURFACE WATER DRAINAGE); 11 (FOUL WATER DRAINAGE); 12 (SURFACE WATER MAINTENANCE AND MANAGEMENT PLAN); 13 (FLOW TO WATERCOURSES) OF APPROVED APPLICATION AWDM/0323/19 IN RELATION TO PHASE 2.**

Location of Development

**LAND SOUTH OF WEST STREET AND WEST OF LOOSE LANE SOMPTING 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  
13/05/2026

## SCHEDULE

### Approved Date - 11/05/2026

- 10 No Phase of the Development shall 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. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, 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 - 11/05/2026

- 11 No Phase of the Development shall commence until details of the proposed means of foul water 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 - 11/05/2026

- 12 No Phase of the Development shall commence 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 avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

**Approved Date - 11/05/2026**

- 13 No Phase of the development shall commence until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

**Reason:** *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 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   |
|---------------------------------------------------|-------------------|------------|
| PHASE 2 - DRAINAGE REPORT                         | 2026-03-27 25-095 | 08.04.2026 |
| PERMEABLE PAVING DOUBLE DATA SHEET TP01           | 27/03/2026        | 08.04.2026 |
| PERMEABLE PAVING DOUBLE DATA SHEET TP02           | 27/03/2026        | 08.04.2026 |
| PERMEABLE PAVING DOUBLE DATA SHEET TP03           | 27/03/2026        | 08.04.2026 |
| SW NETWORK 1                                      | January 2026      | 08.04.2026 |
| SW NETWORK 2                                      | January 2026      | 08.04.2026 |
| SW NETWORK 3                                      | January 2026      | 08.04.2026 |
| PHASE 2 - DRAINAGE STANDARD DETAILS               | 611-0507 C02      | 08.04.2026 |
| PHASE 2 - MANHOLE SCHEDULES SHEET 1 OF 2          | 611-0511 C03      | 08.04.2026 |
| PHASE 2 - CATCHMENT & INFILTRATION RATE PLAN      | 611-521 P01       | 08.04.2026 |
| PHASE 2 - EXTERNAL WORKS PRIVATE STANDARD DETAILS | 611-0709 C01      | 08.04.2026 |
| PHASE 2 - DRAINAGE PLAN SHEET 1 OF 3              | 611-0501 C07      | 01.05.2026 |
| PHASE 2 - DRAINAGE PLAN SHEET 2 OF 3              | 611-0502 C06      | 01.05.2026 |

| <b>Reference/Drawing Number</b>                             | <b>Version</b>      | <b>Date Rec</b> |
|-------------------------------------------------------------|---------------------|-----------------|
| PHASE 2 - DRAINAGE PLAN SHEET 3 OF 3                        | 611-0503 C05        | 01.05.2026      |
| PHASE 2 - DRAINAGE MAINTENANCE RESPONSIBILITIES PLAN        | 611-520 P03         | 01.05.2026      |
| PHASE 2 - SURFACE WATER MAINTANCE AND MANAGEMENT PLAN       | 25-095 P03          | 01.05.2026      |
| GROUNDWATER AND GAS MONITORING RESULTS                      | ICE0007/LD03/220404 | 12.01.2026      |
| PHASE 2 - OVERLAND FLOW ROUTE PLAN                          | 611-191 P01         | 12.01.2026      |
| PHASE 2 - S104 & S106 ADOPTION PLAN SHEET 1 OF 3            | 611-0504 P04        | 12.01.2026      |
| PHASE 2 - S104 & S106 ADOPTION PLAN SHEET 2 OF 3            | 611-0505 P02        | 12.01.2026      |
| PHASE 2 - S104 & S106 ADOPTION PLAN SHEET 3 OF 3            | 611-0506 P01        | 12.01.2026      |
| PHASE 2 - MANHOLE SCHEDULES SHEET 2 OF 2                    | 611-0512 P02        | 12.01.2026      |
| PHASE 2 - SURFACE WATER DRAINAGE LONG SECTIONS SHEET 1 OF 2 | 611-0513 P03        | 12.01.2026      |
| PHASE 2 - SURFACE WATER DRAINAGE LONG SECTIONS SHEET 2 OF 2 | 611-0514 P02        | 12.01.2026      |
| PHASE 2 - FOUL WATER DRAINAGE LONG SECTIONS SHEET 1 OF 2    | 611-0515 P02        | 12.01.2026      |
| PHASE 2 - FOUL WATER DRAINAGE LONG SECTIONS SHEET 2 OF 2    | 611-0516 P02        | 12.01.2026      |
| PHASE 2 - LEVELS LAYOUT SHEET 1 OF 3                        | 611-0601 P04        | 12.01.2026      |
| PHASE 2 - LEVELS LAYOUT SHEET 2 OF 3                        | 611-0602 P04        | 12.01.2026      |
| PHASE 2 - LEVELS LAYOUT SHEET 3 OF 3                        | 611-0603 P04        | 12.01.2026      |
| PHASE 2 - PAVEMENT DESIGN SHEET 1 OF 3                      | 611-0704 P03        | 12.01.2026      |
| PHASE 2 - PAVEMENT DESIGN SHEET 2 OF 3                      | 611-0705 P03        | 12.01.2026      |
| PHASE 2 - PAVEMENT DESIGN SHEET 3 OF 3                      | 611-0706 P03        | 12.01.2026      |
| PHASE 2 - EXTERNAL WORKS ADOPTABLE STANDARD DETAILS         | 611-0708 P02        | 12.01.2026      |
| PHASE 2 - RISING MAIN LONGSECTION                           | 611-0510 P02        | 12.01.2026      |
| PHASE 2 - BASIC GEOTECHNICAL ASSESSMENT REPORT              | ICE0175-BGA-AUG23   | 12.01.2026      |

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