**AWDM/0978/23 | Approval of Details Reserved by Condition 8: Drainage Details; Condition 9: Drainage Management; and Condition 11: Sustainable Construction Details, of approved applications AWDM/0072/21. | 22 Clifton Road Worthing West Sussex BN11 4DY**

**Submitted Information**

- SAP Calculations Part L1a Compliance Assessment. Prepared by Hampshire Homes (Briary Energy) Received 12/07/2023
- Part G Water Calculations prepared by HH Group Received 12/07/2023
- SuDS Drainage Maintenance & Management Plan prepared by gta Civils & Transport dated 07/07/2023 Received 12/07/2023
- 12466/1800 Revision T1 Proposed Drainage Details prepared by gta Civils & Transport Dated April 2023 received 12/07/2023
- 12455/1600 Rev T1 Proposed Drainage Layout prepared by gta Civils & Transport dated April 2023 received 12/07/2023

**Condition 8 Drainage Details**

*Development shall not commence, other than works of demolition, clearance, 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, including details of surface water attenuation and discharge rate, including measures to regulate this rate. The building shall not 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 surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere and to ensure that detailed drainage design does not harm groundwater resources in accordance with policies DM9 DM20 and DM22 of the Worthing Local Plan 2020 - 2036 and paras 167, 169 & 174 of the NPPF 2021.*

**Assessment**

During the course of the application, the applicant has submitted details of the proposed drainage, including surface water attenuation and discharge rate, with measures to regulate the flow rate. In addition to details of the attenuation tank the plans include details of drainage runs, inspection chambers and manholes.

The submitted drawing 12455/1600 Rev T1 shows the proposed drainage layout and provides specification and details on water storage and connections to existing

sewer systems and run off rates. The submitted details are considered to meet the requirements of imposed condition 8 and are considered acceptable.

In addition, the tree officer has considered the associated tree protection measures, given their proximity to drainage, and is satisfied (see AWDM/0870/23)

**Condition 9 - Drainage Management**

*Development shall not commence, other than works of demolition, clearance, site survey and investigation, 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 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 policies DM9 and DM20 of the Worthing Local Plan 2020 - 2036 and paras 167 &169 of the NPPF 202*1.

**Assessment**

The submitted details outlined in the gta Civils and Transport consulting engineers document SuDS Drainage Maintenance and Management Plan provides comprehensive details of the maintenance and management of the drainage system on site. Provides detailed information and a time-line of when replacement and monitoring and other maintenance shall take place. As such, it is considered the details submitted fulfil the requirements of imposed condition 9.

**Condition 11 - Sustainable Construction**

*With the exception of any site clearance works and excavations, no development shall take place until details of energy efficient construction, efficient energy, heating and water have been submitted to and approved in writing by the Local Planning Authority, to include: i) Energy efficient building fabric and any (if applicable) mechanical ventilation ii) Details of heating iii) LED internal & external lighting, iv) Efficient water goods and fixtures to achieve a usage of <105Litres/Person usage/day. v) Calculations of carbon dioxide reductions achieved by i - iv*

*Reason: To ensure efficient and renewable energy provision and sustainable construction in accordance with policies DM16 and DM17 of the Worthing Local Plan 2020 - 2036 and paras 152-158 of the NPPF, 2021.*

**Assessment**

The submitted details include a SAP Calculations Part L1a Compliance Assessment document. This details the energy efficient construction and heating of the proposed development and document Part G Water Calculations prepared by HH Group outlines the proposed flow rates for each of the units achieving 105 Litres of water use per day.

This accords with energy and water efficiency aims of the original planning application. As such, the submitted details are considered acceptable and condition 11 can be discharged.

**Conclusion**

The submitted details in respect of conditions 8, 9 and 11 as part of this application are considered acceptable and are able to be fully discharged.

As such, imposed conditions 8, 9 and 11 are discharged. Please note that there may be other conditions which may be outstanding.

Officer: Jedd Goodwin-Roberts 24-10-2023

Officer: Stephen Cantwell 30-11-2023