



# ADUR DISTRICT COUNCIL

Mr G Bahra  
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**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/1503/25**

Details of Development

**APPROVAL OF DETAILS RESERVED BY CONDITION 8 (II) (SURFACE WATER DRAINAGE) FOR PHASE 2 OF AWDM/1315/22.**

Location of Development

**FREE WHARF BRIGHTON 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.

Gary Peck  
Head of Planning & Development  
12/01/2026

## SCHEDULE

### Approved Date - 12/01/2026

#### 8 Surface Water Drainage

A) No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the details approved on 9th April 20202 under planning reference AWD/0255/19, including the document SW Drainage July 2019 Addendum. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5003A (dated 18th July 2019), unless the Local Planning Authority gives prior written approval for any variation.

B) Immediately following implementation of the approved surface water drainage system and  
 (i) within 30 days of the occupation in the case of Phase 1 and;  
 (ii) prior to occupation of each subsequent phase of the development,  
 as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details and is fit for purpose. The drainage system shall thereafter be maintained in perpetuity.

**Reason:** *To ensure that the phases of the development are each satisfactorily drained in accordance with Policy 36 of the Adur Local Plan 2017.*

#### Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

#### 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   |
|---------------------------------------------------|-------------------------|------------|
| ROAD LEVELS DESIGN (SHEET 1 OF 1)                 | ISS-XX-02-DR-C-3200 FC1 | 02.12.2025 |
| ROAD LONGITUDINAL SECTIONS (SHEET 1 OF 1)         | ISS-XX-02-DR-C-3201 FC1 | 02.12.2025 |
| LEVELS DESIGN LOWER GROUND FLOOR (SHEET 1 OF 1)   | ISS-XX-02-DR-C-3202 FC1 | 02.12.2025 |
| DRAINAGE DESIGN GROUND FLOOR (SHEET 1 OF 1)       | ISS-XX-02-DR-C-3300 FC1 | 02.12.2025 |
| DRAINAGE DESIGN LOWER GROUND FLOOR (SHEET 1 OF 1) | ISS-XX-02-DR-C-3302 FC1 | 02.12.2025 |

| Reference/Drawing Number                                  | Version                 | Date Rec   |
|-----------------------------------------------------------|-------------------------|------------|
| DRAINAGE SETTING OUT LOWER GROUND FLOOR<br>(SHEET 1 OF 1) | ISS-XX-02-DR-C-3303 FC1 | 02.12.2025 |
| CONSTRUCTION DETAILS MANHOLES (SHEET 1 OF 1)              | ISS-XX-02-DR-C-3310 FC1 | 02.12.2025 |
| CONSTRUCTION DETAILS BASEMENT (SHEET 1 OF 1)              | ISS-XX-02-DR-C-3311 FC1 | 02.12.2025 |
| CONSTRUCTION DETAILS MANHOLES SURFACES<br>(SHEET 1 OF 1)  | ISS-XX-02-DR-C-3312 FC1 | 02.12.2025 |
| DRAINAGE CONSTRUCTION DETAILS (SHEET 1 OF 3)              | ISS-XX-02-DR-C-3400 FC1 | 02.12.2025 |
| DRAINAGE CONSTRUCTION DETAILS (SHEET 2 OF 3)              | ISS-XX-02-DR-C-3401 FC1 | 02.12.2025 |
| DRAINAGE CONSTRUCTION DETAILS (SHEET 3 OF 3)              | ISS-XX-02-DR-C-3402 FC1 | 02.12.2025 |
| ROAD CONSTRUCTION DETAILS (SHEET 1 OF 2)                  | ISS-XX-02-DR-C-3405 FC1 | 02.12.2025 |
| ROAD CONSTRUCTION DETAILS (SHEET 2 OF 2)                  | ISS-XX-02-DR-C-3406 FC1 | 02.12.2025 |
| WRC MSCC5 SEWERS & DRAINAGE GB (SRM5<br>SCORING) REPORT   | 4251-SHOREHAM-BY-SEA    | 02.12.2025 |

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