ADUR DISTRICT COUNCIL

Mr George Holdsworth
Kinsted Developments LLP (previously West Sussex Property)
Broadmede Houses
Farnham Business Park
Farnham
Surrey
GU9 8QT

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1328/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (ECOLOGICAL PROTECTION & ENHANCEMENT PLAN), 8 (DRAINAGE), 9 (DRAINAGE MANAGEMENT) AND 18 (CONSTRUCTION MANAGEMENT PLAN) OF APPLICATION AWDM/0585/22.

Location of Development
LAND AT 68 AND SOUTH OF 68 TO 86 MANOR HALL ROAD SOUTHWICK 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.

GPeck

Gary Peck
Planning Services Manager
18/12/2024

SCHEDULE

Approved Date - 18/12/2024

7 Prior to the commencement of the development, a detailed Ecological Protection and Enhancement Plan shall be submitted to and approved in writing with the Local Planning Authority. This Plan should incorporate and expand on the outline measures identified in the Preliminary Ecological Assessment Report (undated). Thereafter, the development shall be in accordance with the approved Plan.

Reason: *In the interests of biodiversity.*

Approved Date - 18/12/2024

8 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, 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.*

Approved Date - 18/12/2024

9 Drainage: management

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, 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 its maintenance, is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policies of the adopted Adur Local Plan and paras 167 & 169 of the NPPF 2021.*

Approved Date - 18/12/2024

18 Site Works - Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

a) the anticipated number, frequency and types of vehicles used during construction;
b) the location of any site compound, office, welfare facilities, storage of plant and materials used in construction of the development;
c) any parking of vehicles by site operatives and visitors;
d) arrangements for the loading and unloading of plant, materials and waste, including use of a supervisor as appropriate
e) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development;
f) any site lighting, including measures to minimise light nuisance;
g) a commitment to no burning on site;
h) details of public engagement, including neighbours both prior to and during construction works;
i) methods to control dust and fumes from the site;
j) methods to manage the impact or noisy activities.

Reason: *To minimise and manage risks of nuisance and pollution in the interests of the amenities of the area and highway safety during the construction phase.*

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
ECOLOGICAL PROTECTION & ENHANCEMENT PLAN	RP-HED-091 v3.1	22.09.2023
BIODIVERSITY NET GAIN REPORT	RP-HED-042 v3.1	22.09.2023
DRAINAGE STATEMENT	11650	22.09.2023
CEMP	CEMP_01 REV 02	22.09.2023

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