ADUR DISTRICT COUNCIL

Laura Jackson
Persimmon Homes (Thames Valley)
Persimmon House
Knoll Road
Surrey
GU153TQ
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1167/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITION 10 (PHASE 1 SURFACE WATER DRAINAGE); CONDITION 11 (PHASE 1 FOUL WATER DRAINAGE) AND CONDITION 13 (DRAINAGE) OF APPROVED APPLICATION AWDM/0323/19.

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.

G Peck

Gary Peck
Head of Planning & Development
17/04/2025

SCHEDULE

Approved Date - 17/04/2025

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 - 17/04/2025

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 - 17/04/2025

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
App D - IBEX PHASE 1 BASIC GEOTECHNICAL ASSESSMENT REPORT JUNE 2022	ICE0007-BGA-JUN22	19.02.2025
SOAKAWAY DESIGN 06/11/24	22668 C/01	19.02.2025
ATTENUATION SOAKAWAY	SA01-V4_45-CC	19.02.2025
ATTENUATION SOAKAWAY	SA02-V2_45-CC	19.02.2025
ATTENUATION SOAKAWAY	SA03-V2_45-CC	19.02.2025
ATTENUATION SOAKAWAY	SA04-V2_45-CC	19.02.2025
DRAINAGE DESIGN	GMA0930.46-2 Rev4	19.02.2025
ENGINEERINGS COMMENTS/RESPONSE	V2 17/11/2023 & 29/01/24	19.02.2025
App A - WSCC SUDS CHECKLIST	V5.2 (03.06.21)	19.02.2025
App B - GROUND WATER WINTER MONITORING Phase 1	MW/20/LP2150	19.02.2025
App C - INFILTRATION TESTING Phase 1	KT/20/LP002150	19.02.2025
App D - SOAK AWAY INFILTRATION TESTING LOCATIONS	601-190-101- P2	19.02.2025
App E -ATTENUATION SOAKAWAY	SA05-v1_45CC	19.02.2025
PHASE 1 - SURFACE WATER MAINTENANCE & MANAGMENT PLAN	MTP Ref: 22-065 P03	19.02.2025
App G - HOUSE CRATE SOAKAWAY Phase 1	1of5	19.02.2025
App G - HOUSE CRATE SOAKAWAY Phase 1	2of5	19.02.2025
App G - HOUSE CRATE SOAKAWAY Phase 1	3of5	19.02.2025
App G - HOUSE CRATE SOAKAWAY Phase 1	4of5	19.02.2025
App G - HOUSE CRATE SOAKAWAY Phase 1	5of5	19.02.2025
App G - MAX AREAS FOR HOUSE SOAKAWAYS Phase 1	10.08.2023	19.02.2025
App H - SHARED DRIVE A WITH 45CC	Phase 1	19.02.2025

Ref: AWDM/1167/23

Reference/Drawing Number	Version	Date Rec
App H - SHARED DRIVE B WITH 45CC	Phase 1	19.02.2025
App H - SHARED DRIVE C WITH 45CC	Phase 1	19.02.2025
App H - SHARED DRIVE D WITH 45CC	Phase 1	19.02.2025
App H - SHARED DRIVE E WITH 45CC	Phase 1	19.02.2025
App H - SHARED DRIVE F WITH 45CC	Phase 1	19.02.2025
App L - PHASE 1 IMPERMEABLE/PERMEABLE SURFACES PLAN	601-190-102 P2	19.02.2025
App K - PHASE 1 ENGINEERING DETAILS - LEVELS LAYOUT	601-120-101 P4	19.02.2025
App K - PHASE 1 ENGINEERING DETAILS - LEVELS LAYOUT	601-120-102 P5	19.02.2025
App K - PHASE 1 ENGINEERING DETAILS - LEVELS LAYOUT	601-120-103 P5	19.02.2025
App K - PHASE 1 ENGINEERING DETAILS - LEVELS LAYOUT	601-120-104 P5	19.02.2025
App K - PHASE 1 ENGINEERING DETAILS - LEVELS LAYOUT	601-120-105 P5	19.02.2025
App L - INFILTRATION RATE FOR PERMEABLE PAVING & HOUSE SOAKAWAYS	601-190-104 P2	19.02.2025
App M - WEST SOMPTING PHASE 1 QBAR	Micro Drainage Data	19.02.2025
MTP SURFACE WATER DRAINAGE TECHNICAL NOTE	11 August 2023	19.02.2025
S38 STREET LIGHTING CALCULATIONS	27141_02_LSPEC_01	19.02.2025
PHASE 1 S38 AGREEMENT PLAN	601-S38-101 C03	19.02.2025
PHASE 1 ENGINEERING DETAILS UNADOPTED EXTERNAL WORKS STANDARD DETAILS SHEET 2 of 2	601-180-110 C01	19.02.2025
PHASE 1 - DRAINAGE STANDARD DETAILS SHEET 2	601-180-109 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS - SETTING OUT & ROAD MARKINGS	601-110-101 P4	19.02.2025
PHASE 1 - ENGINEERING DETAILS - SETTING OUT & ROAD MARKINGS	601-110-102 P4	19.02.2025
PHASE 1 - ENGINEERING DETAILS - SETTING OUT & ROAD MARKINGS	601-110-103 P4	19.02.2025

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Reference/Drawing Number	Version	Date Rec
PHASE 1 -ENGINEERING DETAILS - SETTING OUT & ROAD MARKINGS	601-110-104 P4	19.02.2025
PHASE 1 - ENGINEERING DETAILS - SETTING OUT & ROAD MARKINGS	601-110-105 P5	19.02.2025
PHASE 1 - ENGINEERING DETAILS - DRAINAGE LAYOUT	601-130-101 C07	19.02.2025
PHASE 1 - ENGINEERING DETAILS - DRAINAGE DETAILS	601-130-102 C07	19.02.2025
PHASE 1 - ENGINEERING DETAILS - DRAINAGE DETAILS	601-130-103 C08	19.02.2025
PHASE 1 - ENGINEERING DETAILS - DRAINAGE DETAILS	601-130-104 C07	19.02.2025
PHASE 1 - ENGINEERING DETAILS - DRAINAGE DETAILS	601-130-105 C04	19.02.2025
PHASE 1 - ENGINEERING DETAILS EXTERNAL WORKS - MANHOLE SCHEDULES	601-140-101 P05	19.02.2025
PHASE 1 - ENGINEERING DETAILS - EXTERNAL WORKS	601-150-101 C08	19.02.2025
PHASE 1 - ENGINEERING DETAILS - EXTERNAL WORKS	601-150-102 C07	19.02.2025
PHASE 1 - ENGINEERING DETAILS - EXTERNAL WORKS	601-150-103 C08	19.02.2025
PHASE 1 - ENGINEERING DETAILS - EXTERNAL WORKS	601-150-104 C09	19.02.2025
PHASE 1 - ENGINEERING DETAILS - EXTERNAL WORKS	601-150-105 C04	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 1/8	601/160/101 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 2/8	601/160/102 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 3/8	601/160/103 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 4/8	601/160/104 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 5/8	601/160/105 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 6/8	601/160/106 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 7/8	601/160/107 C01	19.02.2025
PHASE 1 - ENGINEERING DETAILS LONGITUDUNAL SECTIONS 8/8	601/160/108 C01	19.02.2025

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Reference/Drawing Number	Version	Date Rec
PHASE 1 - ENGINEERING DETAILS CROSS SECTIONS 1/2	601/160/109 P1	19.02.2025
PHASE 1 - ENGINEERING DETAILS CROSS SECTIONS 2/2	601/160/110 P1	19.02.2025
PHASE 1 ENGINEERING DETAILS - APPLICATION OF STANDARD DETAIL TYPES	601-180-101 P05	19.02.2025
PHASE 1 ENGINEERING DETAILS - APPLICATION OF STANDARD DETAIL TYPES	601-180-102 C01	19.02.2025
PHASE 1 ENGINEERING DETAILS - APPLICATION OF STANDARD DETAIL TYPES	601-180-103 C01	19.02.2025
PHASE 1 ENGINEERING DETAILS - APPLICATION OF STANDARD DETAIL TYPES	601-180-104 C02	19.02.2025
PHASE 1 ENGINEERING DETAILS - APPLICATION OF STANDARD DETAIL TYPES	601-180-105 C01	19.02.2025
PHASE 1 ENGINEERING DETAILS ADOPTABLE EXTERNAL WORKS STANDARD DETAILS SHEET 1/2	601-180-106 C02	19.02.2025
PHASE 1 DRAINAGE STANDARD DETAILS SHEET 1	601-180-107 C01	19.02.2025
PHASE 1 ENGINEERING DETAILS EXTERNAL WORKS - TYPICAL CARRIAGEWAY SECTIONS	601-180-108 C01	19.02.2025
PHASE 1 DRAINAGE STANDARD DETAILS SHEET 2	601-180-109 C01	19.02.2025
REC PHASE 1 GEO-ENVIRONMENTAL SITE ASSESSMENT FEBRUARY 2019	1CO104163(20612)P1R2	19.02.2025
REC PHASE 2 GEO-ENVIRONMENTAL SITE ASSESSMENT FEBRUARY 2019	20612 P2R4	19.02.2025
PHASE 1 S38 HIGHWAY DRAINAGE LAYOUT (SITE WIDE)	601-S38-102 P02	30.01.2024
S104 FOUL WATER SEWER LAYOUT	601-S104-103 C1	16.08.2023
AoC COVER LETTER	14 August 2023	16.08.2023
S104 FOUL WATER SEWER LAYOUT	601-S104-101 C1	16.08.2023
S104 FOUL WATER SEWER LAYOUT	601-S104-102 C1	16.08.2023
S104 FOUL WATER SEWER LAYOUT	601-S104-104 C1	16.08.2023
S104 FOUL WATER SEWER LAYOUT	601-S104-105 C1	16.08.2023
S104 FOUL WATER SEWER LONGITUDINAL SECTIONS 1of2	601-S104-106 C1	16.08.2023

Reference/Drawing Number	Version	Date Rec
S104 FOUL WATER SEWER LONGITUDINAL SECTIONS 2of2	601-S104-107 C1	16.08.2023
LEEP UTILITIES S104 - TECHNICAL APPROVAL LETTER	24 July 2023	16.08.2023
SOUTHERN WATER S106 -TECHNICAL APPROVAL LETTER	02 August 2023	16.08.2023

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