ADUR DISTRICT COUNCIL

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1053/22

Details of Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (FOUL DRAINAGE), 5 (SURFACE WATER DRAINAGE) AND 6 (MAINTENANCE OF DRAINAGE SYSTEM) OF PREVIOUSLY APPROVED AWDM/1478/21.

Location of Development

MARQUIS OF GRANBY WEST STREET SOMPTING WEST SUSSEX BN15 0AP

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
Planning Services Manager
26/04/2023

SCHEDULE

Approved Date - 26/04/2023

4 Construction of the development shall not commence until details of the proposed means of foul sewerage has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The approved drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and no dwelling shall be occupied prior to completion of the works.

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 - 26/04/2023

5 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. 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 - 26/04/2023

6 Development shall not 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 ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

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
RESPONSE TO SOUTHERN WATER	APRIL 2023	17.04.2023
DRAINAGE LAYOUT	WG1406/201 C3	06.03.2023
DRAINAGE DETAILS (2 of 2)	WG1406/251 P2	06.03.2023
DRAINAGE DESIGN ADDENDUM	FEB 2023	06.03.2023
LEVELS LAYOUT	WG1406/202 C2	05.09.2022
DRAINAGE DETAILS (1 of 2)	WG1406/250 P2	05.09.2022
DRAINAGE DESIGN INFORMATION	WG1406 Rev C	05.09.2022
SURFACE FINISHES	WG1406/221 C1	23.08.2022
CONSTRUCTION DETAILS	WG1406/260 P2	23.08.2022

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