

Development Control Team
Adur District Council
The Shoreham Centre
Shoreham by Sea
BN43 5WU

21 January 2026

Dear Sir/Madam

75 MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, BN15 8UG
AWDM/1683/23 - CONDITIONS 11, 12 AND 14

This letter is submitted in respect of an application for approval of details required under planning condition numbers 11 (surface water drainage), 12 (surface water management) and 14 (foul water management) of planning permission AWDM/1683/23

This letter should be read in conjunction with the following documents:

Howarth McCall:	Foul water design results
Howarth McCall:	Storm water design results
Howarth McCall:	Foul Drainage cross section
Howarth McCall:	Surface Water cross section
Howarth McCall:	Drawing 500.CO1 Foul and Stormwater Drainage Plan
Howarth McCall:	Drawing 510.CO1 Construction Details sheet 1 of 2
Howarth McCall:	Drawing 511.CO1 Construction Details sheet 2 of 2
Howarth McCall:	Flood Risk Assessment and Surface and Foul Water Drainage Strategy
Southern Water:	Capacity Check letter dated 13 November 2025
Southern Water:	S.106 Approval letter (17 December 2025) for connection to public sewer
Beard Construction:	Construction Method Statement

BACKGROUND

Planning permission AWDM/1683/23 was granted planning permission on 24 February 2025. The permission was for “demolition of existing building and construction of new building for use as production, warehousing, office and distribution facility for the Scout Association.”

The permission was subject to a number of “pre-commencement” conditions, of which condition numbers 11 and 14 require approval of surface water drainage (condition 11) and foul water drainage (condition 14). In addition, condition 12 is a “prior to occupation” condition requiring approval of details of how the sustainable drainage scheme shall be managed.

Condition 11 – Surface Water Drainage

Drawings and documents detailing construction of the surface water drainage network are listed below:

Howarth McCall:	Storm water design results
Howarth McCall:	Surface Water cross section
Howarth McCall:	Drawing 500.CO1 Foul and Stormwater Drainage Plan
Howarth McCall:	Drawing 510.CO1 Construction Details sheet 1 of 2
Howarth McCall:	Drawing 511.CO1 Construction Details sheet 2 of 2
Beard Construction:	Construction Method Statement

Condition 12 – Management of Surface Water Drainage Scheme

Drawings and documents relevant to this planning condition are listed below:

Howarth McCall:	Drawing 500.CO1 Foul and Stormwater Drainage Plan
Howarth McCall:	Drawing 510.CO1 Construction Details sheet 1 of 2
Howarth McCall:	Drawing 511.CO1 Construction Details sheet 2 of 2
Howarth McCall:	Flood Risk Assessment and Surface and Foul Water Drainage Strategy

Note that the Flood Risk Assessment and Surface and Foul Water Drainage Strategy is a previously approved document from the main planning permission (AWDM/1683/23). Section 12 of the report sets out the surface water drainage strategy, and section 15 confirms the schedule of maintenance for the surfaced water drainage scheme.

With regard to a timetable for implementation of the surface water scheme, the scheme will be fully implemented prior occupation of the scheme, and with works commencing once the existing building has been demolished, and preparatory ground works completed.

Condition 14 – Foul Water Drainage

The drawings and documents detailing construction of the foul water drainage network are:

Howarth McCall:	Foul water design results
Howarth McCall:	Foul Drainage cross section
Howarth McCall:	Drawing 500.CO1 Foul and Stormwater Drainage Plan
Howarth McCall:	Drawing 510.CO1 Construction Details sheet 1 of 2
Howarth McCall:	Drawing 511.CO1 Construction Details sheet 2 of 2
Southern Water:	Capacity Check letter dated 13 November 2025
Southern Water:	S.106 Approval letter (17 December 2025) for connection to public sewer

CONCLUSIONS

The information required under conditions 11, 12 and 14 is set out in the submitted documents referred to above, and so we trust that permission can be granted without delay.

Should the local planning authority require any further information, please do not hesitate to contact us at your earliest convenience.

Yours Faithfully

LCP

Lewis & Co Planning