WORTHING BOROUGH COUNCIL

Mr George Clements
Hampshire Homes Limited
Units 8-9 Chatmohr Estate
Crawley Hill
West Wellow
Romsey
Hampshire
SO51 6AP
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0978/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 8: DRAINAGE DETAILS; CONDITION 9: DRAINAGE MANAGEMENT; AND CONDITION 11: SUSTAINABLE CONSTRUCTION DETAILS, OF APPROVED APPLICATIONS AWDM/0072/21.

Location of Development
22 CLIFTON ROAD WORTHING WEST SUSSEX BN11 4DY

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
30/11/2023

SCHEDULE

Approved Date - 30/11/2023

8 Drainage: details

Development shall not commence, other than works of demolition, clearance, 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 DM9 DM20 and DM22 of the Worthing Local Plan 2020 - 2036 and paras 167, 169 & 174 of the NPPF 2021.*

Approved Date - 30/11/2023

9 Drainage: management

Development shall not commence, other than works of demolition, clearance, site survey and investigation, 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 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 DM9 and DM20 of the Worthing Local Plan 2020 - 2036 and paras 167 &169 of the NPPF 2021.*

Approved Date - 30/11/2023

11 Sustainable Construction: details

With the exception of any site clearance works and excavations, no development shall take place until details of energy efficient construction, efficient energy, heating and water have been submitted to and approved in writing by the Local Planning Authority, to include:

i) Energy efficient building fabric and any (if applicable) mechanical ventilation
ii) Details of heating
iii) LED internal & external lighting

iv) Efficient water goods and fixtures to achieve a usage of <105Litres/Person usage/day.
v) Calculations of carbon dioxide reductions achieved by i – iv.

Reason: *To ensure efficient and renewable energy provision and sustainable construction in accordance with policies DM16 and DM17 of the Worthing Local Plan 2020 - 2036 and paras 152-158 of the NPPF, 2021.*

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
PROPOSED DRAINAGE LAYOUT	12466/1600 Rev T1	12.07.2023
PROPOSED DRAINAGE DETAILS	12466/1800 Rev T1	12.07.2023
SUDS DRAINAGE MANTENANCE & MANAGEMENT PLAN	Ref: 12466/2.3	12.07.2023
PART G WATER CALCULATIONS		12.07.2023
SAP CALCULATIONS	Part L1a Compliance Assessment	12.07.2023

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