

SuDS Verification Report

Eastbrook Car Showroom

Reference Planning Condition 15 of AWDM/1032/21



Issued For	Application to discharge Planning Condition 15
Issue Ref	Final
Author	B Haworth BEng (Hons) Civil & Structural Engineering
Checked	D McCall MSc, BSc, MStructE, MICE

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Executive Summary

Although the stormwater drainage system as installed includes minor additions and minor deviations that were not part of the approved drainage design, their impact on the performance and reliability of the drainage system and its resilience is negligible.

Providing the approved SuDS maintenance and management plan is adhered to, the drainage system will perform as intended.

1.0 Introduction

Haworth McCall is a Civil and Structural engineering consultancy with offices in Brighton and Belfast.

2.0 The Brief

- 2.1 Haworth McCall took instructions from Folkes Architects to prepare a SuDS verification report to discharge Condition 15 of planning consent AWD/1032/21

Condition 15

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure adequate drainage has been provided and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.

3.0 Related Planning Conditions 13 and 14

- 3.1 Pre commencement **Conditions 13** requires approval of a drainage scheme including winter groundwater monitoring and infiltration testing and **Condition 14** requires the approval of the maintenance and management of SuDS.

Condition 13 and 14 were approved by the Local Planning Authority on 15th November 2022. A copy of the original Local Authority consent plus copies of condition 13 and 14 approval notices and the approved drawings are at **Appendix C** and Geotechnical testing is at **Appendix E**.

4.0 Adur & Worthing Reference Document

This report has been prepared with reference to Adur and Worthing Council's Surface Water Drainage Verification Condition Guidance note which is at **Appendix A**.

5.0 The Author

- 5.1 The Author's and checking engineer's CV's are at **Appendix B** but in summary the author's experience and credentials are as follows:

Relevant Qualification

BEng (Hons) Civil and Structural Engineering (1991)

Relevant Work Experience

Director at Haworth McCall for the last eleven years responsible for delivery of detailed drainage designs for all projects. Those projects range from a 55-unit housing estate to single new-build dwellings, medium sized industrial estates, commercial buildings, educational and sports-centre facilities and large care home facilities across a range of ground conditions and flood. Most recently the author has delivered drainage designs for a new-build 12-storey and two 6-storey blocks of flats in Brighton. The Author also prepares drainage strategies and flood risk assessments to support planning applications for a range of projects.

The author's early part of his post-graduate career was spent on site with a tier-one contractor installing drainage and other civil engineering works. He therefore has first-hand experience of site work and especially drainage works.

6.0 Inspections By the Author

- 6.1 The site was visited on the 15th August 2025 to undertake a preliminary inspection and to witness a CCTV drain survey.

The inspection and CCTV survey indicated that the principal drainage features had been installed. However, many of the pipe runs and chambers had unacceptable amounts of debris and required jet washing and cleaning out. It was also noted that some minor drainage features had not yet been installed; a rodding eye and short sections of drainage channel were missing. It was noted that pavement construction at the west side of the main building was incomplete and still at subbase level.

- 6.2 We visited site again on the 23rd September 2025 to inspect channel-drain sump-units and other drainage features that it was not possible to inspect at the time of the August site visit. The channel drain sump units were inspected and all but two of the road gulleys were inspected; the two road gulleys we were unable to inspect were under the footprint of the site offices. Two of the channel drain sump units required very minor remedial work to prevent standing water in the channels.

We also noted that additional channel drains had been installed around the main building and a mistake in the design of the fall of one channel drain required the connection of it to the drainage system to be adjusted on site.

At the time of the inspection, there was a second drain-survey-team jet washing and surveying the drainage runs. The final drainage report and associated photos are at **Appendix K**.

We understand that a gully-sucker had been to site to clear all the road-gulleys and a return visit was planned to clean out catch-pits.

Following our visit on the 23rd September 2025 we requested updated As-Built drainage drawings and a final topographic survey to be undertaken once the wearing course had been laid to all asphalt surfaces.

- 6.3 We visited site again on 15th October 2025 to witness the As-Built topographic survey and to re-inspect chambers, channel-drains and their sump units and road gulleys. See **Appendix H** for Foresite Geomatics As-Built topographic survey drawing dated October 2025.
- 6.4 Our inspection confirmed that debris had been removed from the various SuDS features. Refer to **Appendix J** for record photographs.

7.0 As-Built Drainage Drawing

Once in receipt of the As-Built topographic survey drawing, BP Civils updated their drawing to As-Built status. Refer to **Appendix I** for BP Civils drawing **D2099-103 Rev N Engineering Layout and Foul and Surface Water Drainage Design Page 1 of 1**

8.0 Inspections By Building Control

Haworth McCall Consulting were not appointed until June 2025 so, it did not witness the installation of the SuDS.

However, the contractor has provided site progress photographs which are at **Appendix D** and reports by SWECO, who are the approved Building Control inspector. SWECO's inspection reports are at **Appendix F**.

9.0 Evidence of Materials

9.1 Receipts for the following SuDS items are at **Appendix G**:

- Aggregates
- Permeable paving
- Impermeable membrane and jointing tape
- Petrol & washdown Interceptors
- Soakaway crates
- Pipework

10.0 Deviations From the Approved Design

- 10.1 The final CCTV drainage survey identified a short section of pipe between chamber S31 and S25 with standing water. The loss of section was estimated to be approximately 5% of the cross section.
- 10.2 Additional drainage channels had been installed along the west and south elevations of the main car showroom building. These appear to be associated with level threshold door openings, and we understand were installed at the request of Building Control.
- 10.3 The original connection of the channel drain around the car washdown zone to chamber S23, was changed to a connection part-way between chambers S31 and downstream chamber S25. We understand from the contractor that this was changed as the design falls in the pavement were in the opposite direction, meaning the outlet from the drainage channel had been incorrectly positioned at the upstream end of the channel drain. The approved design and As-Built drawings confirm falls in the pavement are compatible with the revised outlet.
- 10.4 There are minor deviation in the As-Built falls of the pavement from those in the approved design.
- 10.5 There are minor deviations in the As-Built invert levels, from those in the approved design.

11.0 Author's Comments

- 11.1 We understand that the short section of pipe which is referred to in 10.1 above is an oversized pipe laid at a gradient of 1:548 and is part of the storage capacity in the network upstream of the soakaway. It is understandable that a pipe laid with very little fall could have small deviations resulting in a small amount of standing water. We have no concerns that this minor loss in cross section over a short section of pipe will impact the adequacy or functionality of the drainage system.

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- 11.2 The additional drainage channels referred to in 10.2 above will have no impact on the adequacy or functionality of the drainage system as the catchment in that area of the site remains unchanged from the approved design.
 - 11.3 The minor deviation in pavement and invert levels referred to in 10.4 and 10.5 above will have no impact on the adequacy or functionality of the approved drainage design, as the falls in pavement levels and between chambers are consistent with the intended design.
 - 11.4 The above comments on the adequacy and functionality of the SuDS are made on the assumption that the approved maintenance and management plan required by condition 14 is implemented in accordance with the maintenance and management programme.

12.0 Landscaping

- 12.1 The approved landscaping and planting drawing dated 10th September 2018 by Ramsay & Co confirms that no new trees are located in areas which would be detrimental to the drainage infrastructure. Refer to **Appendix L** for landscaping and planting drawing.
- 12.2 Comparison between the pre-development topographic survey drawing, the approved drawings and the As-Built drawings confirms that there has been no unauthorised land raising or watercourse infilling, culverting or any other alterations to a watercourse that have been undertaken as part of this development. Refer to **Appendix M** for the original topographic survey drawing.

13.0 Remedial Works

- 13.1 Minor remedial works at two locations to remove a small lip in the junction between sections in the channel drains is complete.





Appendix A

Appendix A – AWDC verification report guidance

Surface Water Drainage Verification Condition Guidance Note

As part of the planning process for major applications, applicants are often required to submit a verification report for appraisal by the Local Planning Authority's (LPA's) Drainage Engineers. The verification condition is typically required to be discharged prior to occupation/use. This 'Surface Water Drainage Verification Condition Guidance Note' sets out to clearly define the minimum expectations and requirements that verification reports, submitted to LPAs within West Sussex, need to satisfy. You will be informed about the need for a verification report as part of any Conditions applied to a Planning Application approval.

Applicants should be aware that:

- It is in an applicant's interest to provide all the information requested by the guidance note, to enable the LPA's Engineers to quickly and efficiently appraise their submission.
- The omission of information may lead to delays in the planning process.
- **The verification/completion report refers to the SuDS scheme which must consider all components of the surface water drainage system ie. pipes, manholes, gullies, channel drains, ponds, basins, soakaways, headwalls, culverts, ditches, swales, flow controls, permeable pavements, storage tanks, land drains, etc. As constructed floor levels should also be verified/considered to ensure no increase in flood risk.**

However, if this guidance note requests information that an applicant does not consider to be relevant to their application:

- In the first instance the applicant should discuss this with the LPA's Drainage Engineer. (The Planning Officer dealing with the application will be able to provide applicants with the appraising Engineer's contact details).

It is recommended that applicants take time, at the outset of the planning process, to familiarise themselves with the requirements set out in this guidance note. It is particularly important that the Applicant engages the services of an independent Engineer at the earliest opportunity and that inspections are undertaken by the independent engineer from the start of, and throughout construction, in order that sufficient evidence of the detailed construction is gathered.

Verification Report Author

The verification report must be completed by a suitably qualified civil engineer. The individual completing the report should be covered by a suitable professional indemnity insurance and **must be independent of the contractor/subcontractor** to ensure there is no conflict of interest. Where a developer uses 'in-house' engineers, impartial reporting must be provided.

A suitably qualified person or company means an individual or company who has relevant training and experience, e.g. Civil Engineer experienced in surface water drainage design/construction.

Verification Report Contents

The verification report should include details of all key drainage components, evidencing that the construction of these elements has been completed fully in accordance with the approved design (as cited in the Planning Decision Notice).

As a minimum, the verification report should contain the following information:

- Details of author, including independence, qualifications, and experience.
- Clear statement on whether the author believes the constructed surface water drainage is adequate and whether any identified issues will affect the operation, maintenance and performance of the drainage system, now or in the future.
- Dates and appropriate records of inspections undertaken by the report author. Photographs and details of components inspected. e.g. excavations, crate installations, sub base construction, etc
- Confirmation of how key materials were verified, e.g. inspection of goods receipts for key components such as tanks, geomembranes, sub-base materials, flow control devices; inspections and tests of welded membrane joints; etc.
- Commentary on 'As Built' survey, and details of any variations from approved design. This includes any discrepancies in ground levels and pipe/structure levels.
- Provide CCTV survey video footage (including reports) of pipelines.
- Confirmation that no trees have been located in areas which would be detrimental to the drainage infrastructure.
- Confirmation that there has been no unauthorised land raising or watercourse infilling/culverting/alterations.
- Where variations have occurred the report shall include supporting evidence to show that the as constructed drainage will meet policy requirements and that these variations have been reviewed and approved by the designer. This may require new calculations to be completed and be provided with the verification report. Any significant deviation from the approved design may require a 'Discharge of Condition' application to be re-submitted.
- Details of remedial works that are required or have been carried out.

We would strongly recommend that the; independent inspecting engineer, the applicant, and their groundworker all keep clear records of their inspections and verification of each surface water drainage element during construction in case further detail is required to support the verification report condition.

'As Built' Drawings

The verification condition requires the supply of 'As Built' Survey Drawings. These should be referenced within the verification report and supplied with it in pdf format. Autocad .dwg (or similar approved) files should be supplied to the LPA engineer upon request.

The 'as built' drawings may be based upon the Applicant's drawings but all relevant levels, dimensions, etc, should be confirmed or revised to the 'as built' information and clearly noted and certified as such.

The 'As Built' Survey shall include:

- Surface water drainage piped network, including pipe diameters, pipe material, pipe gradient, cover levels and invert levels.

- Roads, footpaths, driveways and parking areas with finished levels, including details of surfacing type, noting whether permeable or impermeable
- Soakaway (where applicable) base level, height of soakaway, cover level and plan dimensions.
- Attenuation crate (where applicable) base level, height of crate, cover level and plan dimensions.
- Ponds/ basins (where applicable) incoming pipe invert levels, outgoing pipe invert levels, base level, crest level, embankment (where applicable) height and width, side slope.
- Swale (where applicable) incoming pipe invert levels, outgoing pipe invert levels, base levels, crest level, side slope.
- Permeable Paving (where applicable) base levels, finished surface levels, depth of sub base material.
- Flow control device (where applicable) invert levels, cover level, overflow (where applicable) level.
- Any other surface water drainage elements, e.g. land drains, filter trenches, rain gardens, gullies, channel drains, etc. (where applicable).
- Finished floor levels

This information shall be reviewed against the original approved design and any variations must be explained within the verification report.

Certification

The report author must provide a statement clearly confirming their name, company, experience and qualifications. They must also confirm that the contents of the report are correct and a true reflection of what happened on site. This statement should also be signed and dated by the author.



Appendix B

Appendix B – Author's Resume



Brendan Haworth

Qualifications/Membership:

BEng (Hons) Civil & Structural Engineering
HNC Mechanic & Production Engineering

Summary Project Experience (most recent first):

Haworth McCall (Director) – 2014 to present

SEN Extension - Haybrook College Slough

Civil engineering director responsible for design delivery through RIBA Stages 1, 2 and 3

Housing Association Development - Leatherhead

Civil engineer director delivering the civils design of a 35-unit Design & Build housing estate located on steeply sloping ground. Managing the design of drainage and access road construction details.

Affordable Housing Development - Lewes DC on site of former Police Station in Newhaven

Civil engineer director delivering the design of drainage and access road construction details.

Housing Association Development - Ninfield

Civil engineer director delivering the civils design for a 55-unit development.

Chalvey Care Home - Slough

Civil engineering director overseeing drainage and access road design for a 65-bed care facility for Slough Borough Council.

Beacon Heights - Haywards Heath

Design of drainage and access roads on this award-winning private housing development

Hove Contractually LLP (Self Employed) – 2007 to 2014

Detailed design of a range of domestic and small commercial buildings including preparation and submission of planning and Listed Building applications, planning committee meetings, planning appeals, architectural and structural detailing, Building Regs and contract administration.

Posford Duvivier (Senior Engineer) – 1998 to 2005

Project manager and lead-consultant/senior engineer responsible for a variety of maritime projects. Production of tender and contract documents, scrutinising tender returns, contract supervising under various forms of contracts including replacement RNLI slipway stations at Cromer, Barrow-in-Furness, Tenby and Broughty Ferry, dredging and reclamation projects and large-scale renewable energy testing centre (NaREC). Produced and presented promotional material and fee bids to potential clients. Researched and produced company-wide guidance into ALWC and impressed-current or sacrificial anode protection of steel structures immersed in seawater

Amey Construction (Graduate/Section Engineer)– 1991 to 1998

Graduate engineer responsible for day-to-day setting out, ordering materials and coordinating site staff for a variety of projects ranging from major airport runway construction, motorway widening, urban relief roads, water treatment plants, reservoir repair/enabling works, MOD communications networks.

Royal Ordnance Factory (MOD) – 1977 to 1984

4-year apprenticeship followed by three years as a precision toolmaker.



Des McCall MSc, IStructE, MICE, CEng
Co-partner/Director (Structures)

Profile: Having graduated from the University of Sussex in 1987, Des gained a wide range of experience with highly regarded structural engineering consultancies in the south-east, designing in steel, masonry, concrete and timber. His early career allowed him to develop skills in complex urban development, as well as historic structures. After becoming a Chartered Structural Engineer in the mid 90's, he spent some 10 years alternating between engineering in humanitarian emergencies, and UK structural consultancies.

Along with Brendan, Des established Haworth McCall in 2014, where he was the lead structural engineer on new social housing developments, historic building projects and bespoke houses, as well as new school buildings. Des retains involvement with the humanitarian sector, having been deployed with the International Federation of the Red Cross/Crescent to the earthquakes in Turkey in February 2023.

Qualifications/Membership:

BSc Civil Engineering and MSc Engineering in Emergencies
Member of the Institution of Structural Engineers (MStructE)
Member of the Institution of Civil Engineers (MICE)
Chartered Engineer (CEng)

Representative Project Experience:

2-5 Barrowsfield, Sanderstead

Director responsible for structural scheme design of this 4 and 5 storey reinforced concrete frame building in Croydon. Liaising with the client and managing the Haworth McCall team in production of the detailed design.

Southdowns Road, Lewes

Structural scheme design and oversight for the detailed structural design of a 5 storey RC framed apartment block, together with 2 blocks of housing on a contaminated site in Lewes.

Kingston House Gardens, Leatherhead

Director responsible for the structural design of this social housing development on a complex sloping site, including piled and RC retaining walls.

Palatine School, Worthing

Lead structural engineer for this new special needs education block.

Appendix C

Appendix C – Planning documents



ADUR DISTRICT COUNCIL

Euan Clark
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1449/22

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: COND 3 (CONSTRUCTION MANAGEMENT PLAN); COND 5 (SECURE CYCLE PARKING); COND 6 (TRAVEL PLAN); COND 10 (EXTERNAL LIGHTING); COND 12 (FOUL WATER DESIGN); COND 13 (SURFACE WATER DESIGN); COND 14 (SURFACE WATER MANAGEMENT); COND 17 (HARD AND SOFT LANDSCAPING); COND 18 (BOUNDARY TREATMENT); AND COND 23 (WASTE STORAGE) OF APPROVED APPLICATION AWDM/1032/21.

Location of Development

LAND OPPOSITE 269 TO 287 OLD SHOREHAM 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.

Gary Peck
Planning Services Manager
16/11/2022

SCHEDULE

Approved Date - 15/11/2022

- 3 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:-
- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
 - the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works;
 - methods to control dust from the site;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 6 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 10 Details of any floodlighting or external lighting shall be submitted to and approved in writing by the Local Planning Authority before being such lighting is installed. Thereafter, any floodlighting or external lighting shall conform with the approved details.

Reason: *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 12 Construction of the development shall not commence until details of the proposed means of foul 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 - 15/11/2022

- 13 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 - 15/11/2022

- 14 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.*

Approved Date - 15/11/2022

- 17 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 18 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 23 The use shall not commence on the site until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with the West Sussex Waste Local Plan.*

Informatives / Notes to Applicant

01. With regard to the external LED lighting, the applicant is advised that the warm option should be used as this is visually less intrusive to the eye.

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
PLANTING SCHEDULE & SPECIFICATION	RCo343 Rev 03	09.11.2022
SOFT LANDSCAPE LAYOUT	RCo343 01 Rev 05	09.11.2022

Reference/Drawing Number	Version	Date Rec
DETAILED PLANTING (1of2)	RCo343 02 Rev 03	09.11.2022
DRAINAGE TECHNICAL NOTE	D2099	05.10.2022
STORM NETWORK DESIGN S1	D2099	05.10.2022
ENGINEERING LAYOUT- PROPOSED LEVEL DESIGN 1of2	D2099-101 Rev B	05.10.2022
ENGINEERING LAYOUT- PROPOSED LEVEL DESIGN 2of2	D2099-102 Rev B	05.10.2022
ENGINEERING LAYOUT - FOUL & SURFACE WATER DRAIANGE DESIGN 1of2	D2099-103 Rev C	05.10.2022
ENGINEERING LAYOUT - FOUL & SURFACE WATER DRAIANGE DESIGN 2of2	D2099-104 Rev C	05.10.2022
GROUNDWATER MONITORING RESULTS	P14899	05.10.2022
COMBINED GROUND CONTAMINATION RISK ASSESSMENT	R14559	05.10.2022
TRAVEL PLAN STATEMENT (CAR SHOWROOM & SERVICE CENTRE)	6423 April 2022	31.08.2022
CONSTRUCTION MANAGEMENT PLAN (Pts 1-3)	6424 June 2022	31.08.2022
TRAVEL PLAN STATEMENT (CAR SHOWROOM & SERVICE CENTRE)	6423 August 2022	31.08.2022
CAR SHOWROOM CAR PARK LIGHTING	2987 23.06.2022	31.08.2022
EXTERNAL LIGHTING & ELECTRIC VEHICLE CHARGING LAYOUT	2987-EXL01 P2	31.08.2022
EXTERNAL LIGHTING & ELECTRIC VEHICLE CHARGING LAYOUT	2987-EXL01 P3	31.08.2022
EXTERNAL LIGHTING SITEWIDE LUX PLOT	2987-EXL02 P2	31.08.2022
EXTERNAL LIGHTING ROADS LUX PLOT	2987-EXL03 P2	31.08.2022
EXTERNAL LIGHTING SKY LUX PLOT	2987-EXL04 P2	31.08.2022
SECURE BIN & CYCLE STORAGE	22025 2.30 A	31.08.2022
BOUNDARY TREATMENT	22025 2.31 A	31.08.2022
PROPOSED SITE PLAN - HARD LANDSCAPING	22025 2.33 A	31.08.2022
FOUL NETWORK DESIGN	D2099 v2	31.08.2022

Reference/Drawing Number	Version	Date Rec
FOUL & SURFACE WATER DRAINAGE DESIGN SUMMARY	D2099 26.07.2022	31.08.2022
STORM NETWORK DESIGN	D2099 v3	31.08.2022
GEOTECHNICAL REFERENCE PLAN	D2099-004 A	31.08.2022
CONSTRUCTION DETAILS SHEET 1	D2099-110	31.08.2022
CONSTRUCTION DETAILS SHEET 2	D2099-111	31.08.2022
DETAILED PLANTING (2of2)	RCo343 03 Rev 01	31.08.2022
TREE PIT DETAIL	RCo343 04 Rev 00	31.08.2022

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

Mr Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA
West Sussex

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1032/21

Details of Development

PROPOSED REDEVELOPMENT OF THE FORMER ALLOTMENT SITE TO CREATE A NEW PURPOSE BUILT CAR SHOWROOM AND SERVICE CENTRE, WITH ASSOCIATED SALES DISPLAY SPACE AND 103 STAFF AND CUSTOMER CAR PARKING SPACES. FORMATION OF NEW PUBLIC FOOTPATH TO CONNECT TO EXISTING FOOTPATH ON EAST BOUNDARY.

Location of Development

LAND OPPOSITE 269 TO 287 OLD SHOREHAM ROAD SOUTHWICK WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 8th June 2021.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.



Gary Peck
Planning Services Manager
12/04/2022

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
BREEAM ASSESSMENT REPORT	December 2021	15.12.2021
LOCATION PLAN	2.01 Rev B	05.08.2021
PROPOSED CAR SHOWROOM - PROPOSED BLOCK PLAN	2.02 Rev C	05.08.2021
ENERGY STATEMENT	October 21	12.10.2021
CAR SHOWROOM - FIRST FLOOR PLAN AS PROPOSED	2.05 Rev E	04.01.2022
ELEVATIONS AS PROPOSED	2.06 Rev E	04.01.2022
SECTION A-A & CAR WASH AS PROPOSED	2.07 Rev E	04.01.2022
CAR SHOWROOM - PROPOSED SITE PLAN	2.03 Rev H	04.01.2022
NOISE REPORT WITH ADDENDUM	2	16.09.2021
DESIGN & ACCESS STATEMENT	Rev A	09.06.2021
PLANNING STATEMENT		08.06.2021
STATEMENT OF COMMUNITY INVOLVEMENT		08.06.2021
ECONOMIC IMPACT REPORT		08.06.2021
TRANSPORT ASSESSMENT		08.06.2021
AIR QUALITY ASSESSMENT		08.06.2021
FLOOD RISK ASSESSMENT		08.06.2021
IN-SITU INFILTRATION REPORT		08.06.2021
CONTAMINATION REPORT		08.06.2021
CONTAMINATION RISK ASSESSMENT	Parts 1 - 6	08.06.2021

Reference/Drawing Number	Version	Date Rec
COMBINED GEOTECHNICAL & QUANTITATIVE GROUND CONTAMINATION RISK ASSESSMENT		08.06.2021
REPTILE SURVEY 2019		08.06.2021
COMBINED TOPOGRAPHICAL SURVEY	1.01	09.06.2021
ELETRICAL CONSTRAINTS PLAN	1.05	08.06.2021
CAR SHOWROOM -GROUND FLOOR PLAN AS PROPOSED	2.04 Rev B	08.06.2021

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. 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:-

- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
- the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works;
- methods to control dust from the site;
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

04. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

06. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

07. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

08. The development hereby permitted shall not be occupied until a 1.8m noise barrier has been erected along the western boundary and around the jet wash station as specified in section 7.3 of the Noise Impact Assessment (Car Showroom and Garage Complex) (ref: J2993 dated 15/10/2020). The barrier should be solid in construction, have no gaps or hit and miss systems and have a minimum mass of 13 kg/m². Following completion of the scheme, a test to

demonstrate that the attenuation measures carried out as part of the approved scheme are effective and achieve the specified criteria shall be undertaken within one month of the use commencing.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

09. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

10. Details of any floodlighting or external lighting shall be submitted to and approved in writing by the Local Planning Authority before being such lighting is installed. Thereafter, any floodlighting or external lighting shall conform with the approved details.

Reason: *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

11. No development shall commence until the developer has agreed with Southern Water the necessary measures to be taken to protect the public sewers.

Reason: *To protect essential infrastructure having regard to Policies 29, 35 and 36 of the Adur Local Plan.*

12. Construction of the development shall not commence until details of the proposed means of foul 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.*

13. 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.*

14. 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.*

15. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure adequate drainage has been provided and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

16. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

17. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with

others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

18. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

19. The development shall not be built or constructed other than in full accordance with the approved measures to provide a minimum 27% reduction in CO2 emissions, as set out in the Energy Statement dated October 21 and received 12th October 2021 and such approved measures shall be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: *To ensure that the development is sustainable and to optimize the potential for energy efficiency, low carbon and renewable energy having regard to the National Planning Policy Framework and policies 1, 15, 18, 19 of the Adur Local Plan and the Adur Planning and Climate Change Checklist 2021.*

20. The development shall be constructed in full compliance with the Air Quality Assessment dated May 2021 and received 8th June 2021, and including the Emission Mitigation Assessment and the Emission Mitigation Statement received 6th September 2021.

Reason: *In the interest of reducing the impact of the development upon air quality having regard to policy 34 of the Adur Local Plan.*

21. No development or site clearance shall take place until an Ecological Management Plan has been submitted to and approved by the Local Planning Authority in writing which shall include details of reptile translocation and mitigation of impact on badgers. The approved Plan shall be implemented in full throughout the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: *In the interests of species protection and biodiversity having regard to policies 30 and 31 of the Adur Local Plan.*

22. The premises shall not be open for trade or business, including deliveries, other than between the hours of 8.00am and 6.00pm on any day, with the exception of the showroom which shall be open between 8am and 7pm Monday to Friday. There shall be no illumination of the showroom outside of the opening hours.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

23. The use shall not commence on the site until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with the West Sussex Waste Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. Works within the Highway - Implementation Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(AMENDMENT) (ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).



ADUR DISTRICT COUNCIL

Euan Clark
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1450/22

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS; COND 3 (CONSTRUCTION MANAGEMENT PLAN); COND 5 (SECURE CYCLE PARKING); COND 6 (TRAVEL PLAN); COND 9 (EXTERNAL LIGHTING); COND 11 (SURFACE WATER DESIGN); COND 12 (SURFACE WATER MANAGEMENT); COND 15 (HARD AND SOFT LANDSCAPING); COND 16 (BOUNDARY TREATMENT); OF APPROVED APPLICATION AWDM/1154/21.

Location of Development

LAND OPPOSITE 269 TO 287 OLD SHOREHAM 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.

Gary Peck
Planning Services Manager
16/11/2022

SCHEDULE

Approved Date - 15/11/2022

- 3 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:-
- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
 - the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works;
 - methods to control dust from the site;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 6 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 9 Details of any floodlighting or external lighting shall be submitted to and approved in writing by the Local Planning Authority before being such lighting is installed. Thereafter, any floodlighting or external lighting shall conform with the approved details.

Reason: *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 11 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 - 15/11/2022

- 12 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.*

Approved Date - 15/11/2022

- 15 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

Approved Date - 15/11/2022

- 16 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. With regard to the external LED lighting, the applicant is advised that the warm option should be used as this is visually less intrusive to the eye.

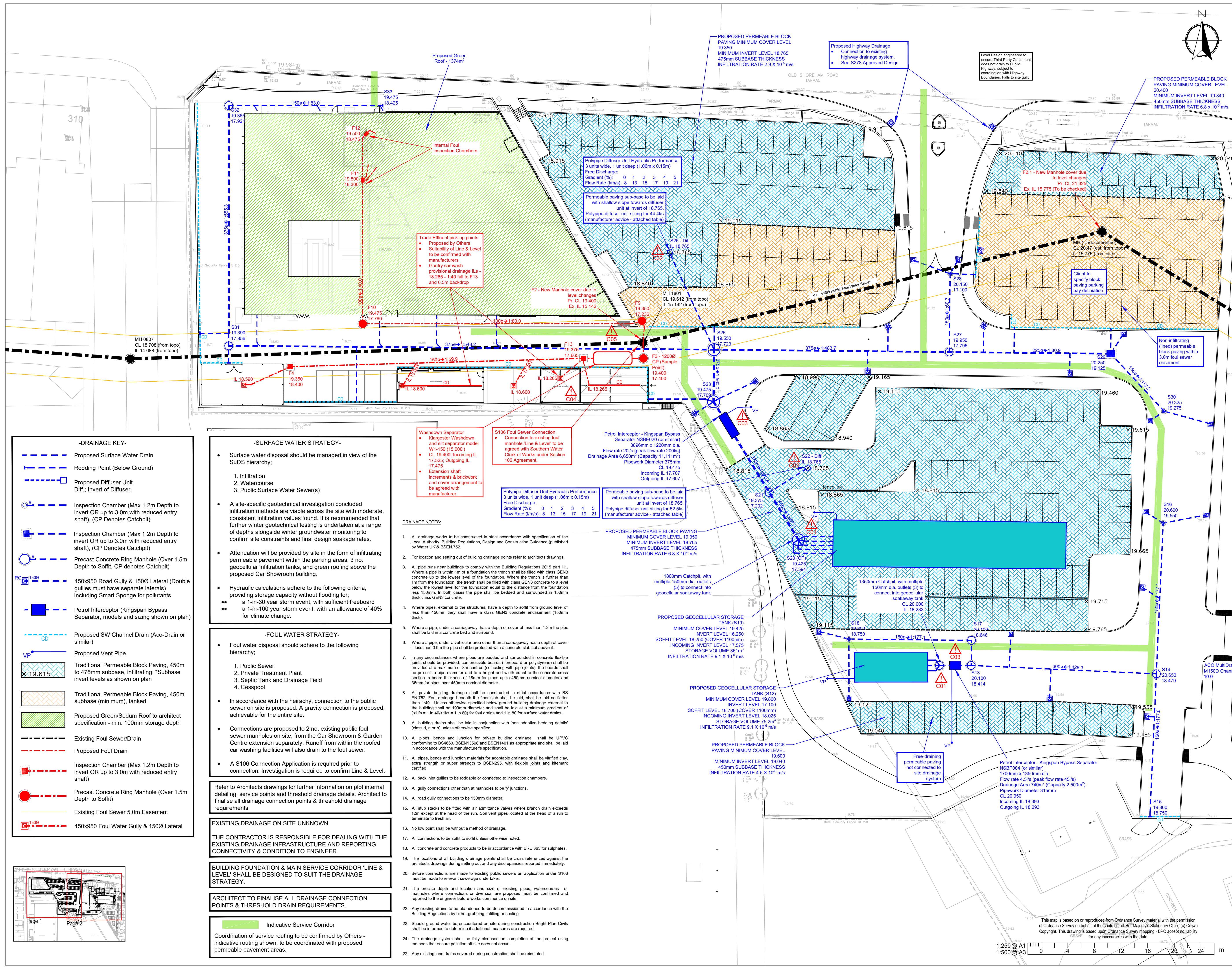
Plans Referred to in Consideration of this application

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
PLANTING SCHEDULE & SPECIFICATION	RCo343 Rev 03	09.11.2022
SOFT LANDSCAPE LAYOUT	RCo343 01 Rev 05	09.11.2022
DETAILED PLANTING (1of2)	RCo343 02 Rev 03	09.11.2022
TREE PIT DETAIL	RCo343 04 Rev 00	30.08.2022
DRAINAGE TECHNICAL NOTE	D2099	05.10.2022
STORM NETWORK DESIGN S1	D2099	05.10.2022
ENGINEERING LAYOUT- PROPOSED LEVEL DESIGN 1of2	D2099-101 Rev B	05.10.2022
ENGINEERING LAYOUT- PROPOSED LEVEL DESIGN 2of2	D2099-102 Rev B	05.10.2022
ENGINEERING LAYOUT - FOUL & SURFACE WATER DRAINAGE DESIGN 1of2	D2099-103 Rev C	05.10.2022
ENGINEERING LAYOUT - FOUL & SURFACE WATER DRAINAGE DESIGN 2of2	D2099-104 Rev C	05.10.2022
GROUNDWATER MONITORING RESULTS	P14899	05.10.2022

Reference/Drawing Number	Version	Date Rec
COMBINED GROUND CONTAMINATION RISK ASSESSMENT	R14559	05.10.2022
CONSTRUCTION MANAGEMENT PLAN (Pts 1-3)	6424 June 2022	30.08.2022
TRAVEL PLAN STATEMENT (GARDEN CENTRE)	6423 August 2022	30.08.2022
PUBLIC FOOTPATH LIGHTING	2987 23.06.2022	30.08.2022
ELECTRIC VEHICLE CHARGING LAYOUT	2987-EXL01 P3	30.08.2022
EXTERNAL LIGHTING PUBLIC FOOTPATH LIGHTING	2987-EXL10 P1	30.08.2022
EXTERNAL LIGHTING AITE PLAN LUX PLOT	2987-EXL11 P1	30.08.2022
EXTERNAL LIGHTING FOOTPATH LUX PLOT	2987-EXL12 P1	30.08.2022
EXTERNAL LIGHTING SKY LUX PLOT	2987-EXL13 P1	30.08.2022
EXTERNAL WORKS DETAILS (GARDEN CENTRE)	22025 2.34	30.08.2022
FOUL & SURFACE WATER DRAINAGE DESIGN SUMMARY	D2099 26.07.2022	30.08.2022
STORM NETWORK DESIGN	D2099 v3	30.08.2022
GEOTECHNICAL REFERENCE PLAN	D2099-004 A	30.08.2022
CONSTRUCTION DETAILS SHEET 1	D2099-110	30.08.2022
CONSTRUCTION DETAILS SHEET 2	D2099-111	30.08.2022
DETAILED PLANTING (2of2)	RCo343 03 Rev 01	30.08.2022

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



NOTES

- This drawing is to be read in conjunction with all other BPC drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
- BPC accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
- Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.
- All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
- The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and detailing. BPC logos and company information must be removed from copies if information is re-used.
- The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
- The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
- The contractor must comply with all current legislation relating to health & safety.
- All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any BPC drawing, the manufacturers instructions must be used.
- Contractor to confirm all invert levels where connections are proposed prior to commencing any drainage works. Contractor to commence drainage works at the point of discharge.

RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, note the following:

- Buried services. Contractor to refer to locate existing services and undertake necessary precautions and investigation prior to excavating.
- Site access with live traffic. Contractor to ensure traffic management is designed, erected and maintained to protect the workforce and the public. Contractor to undertake necessary precautions and ensure suitable traffic management is in place prior to commencement.
- Working in live sewers. Contractor to ensure operatives are familiar and competent with the dangers of working in live sewers.
- Excavations close to existing structures. Contractor to prepare method statement to ensure stability of existing structure.
- Excavations close to existing earth embankments. Contractor to prepare method statement to ensure stability of existing and proposed landscaping.

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement

CONSTRUCTION NOTES

C00

C01: Contractor to engage manufacturer to confirm geocellular infiltration tank specification prior to procurement, including:

- Manifold outfall connection and upstream Catchpit configuration.
- Jetting/roting access requirements e.g. necessity for far-end catchpit.
- Bedding design, cover requirements, loading suitability

C02: Contractor to engage manufacturer regarding bespoke Diffuser unit design for flows stated.

C03: Contractor to engage manufacturer regarding suitability and construction specification of petrol interceptor units.

C04: Contractor to engage manufacturer regarding suitability and construction specification of drainage for gentry car wash facilities.

C05: Proximity of washdown separator, gentry car wash, proposed surface water drainage run and existing public foul manhole requires construction specification consideration and liaison with manufacturers and Engineer.

Rev.	Amendments	Date
K	Revised Gentry Car Wash Spec	05/12/2023
J	Revised Internal Details, Foul Run F12-F9	24/08/2023
I	Washdown Separator Included	20/07/2023
H	Washdown Separator Included	20/07/2023
G	Manhole Schedule Revision	23/06/2023
F	Revised Run from S14	06/06/2023
E	Revision due to Public Foul Sewer Presence	06/03/2023
D	Provisional RWHT Location	14/12/2022
C	Revised Issue	05/10/2022
B	Revised Issue - Layout Amendments	19/08/2022
A	Revised Issue - Geotechnical Information	04/08/2022
	Original Issue	25/07/2022

Rev. Amendments Date

Transport Planning and Infrastructure Design Consultants
2 West Barn, Norton Lane, Chichester, West Sussex PO20 3AF
Tel: 01243 230418 Fax: 01243 834482
www.brightplanvib.co.uk

Drawing Status: **FOR CONSTRUCTION**

Client: **Tate Bros Ltd**

Project: **Mayberry Garden Centre & Eastbrook Car Showroom**

Drawing Title: **Engineering Layout: Foul & Surface Water Drainage Design Page 1 of 2**

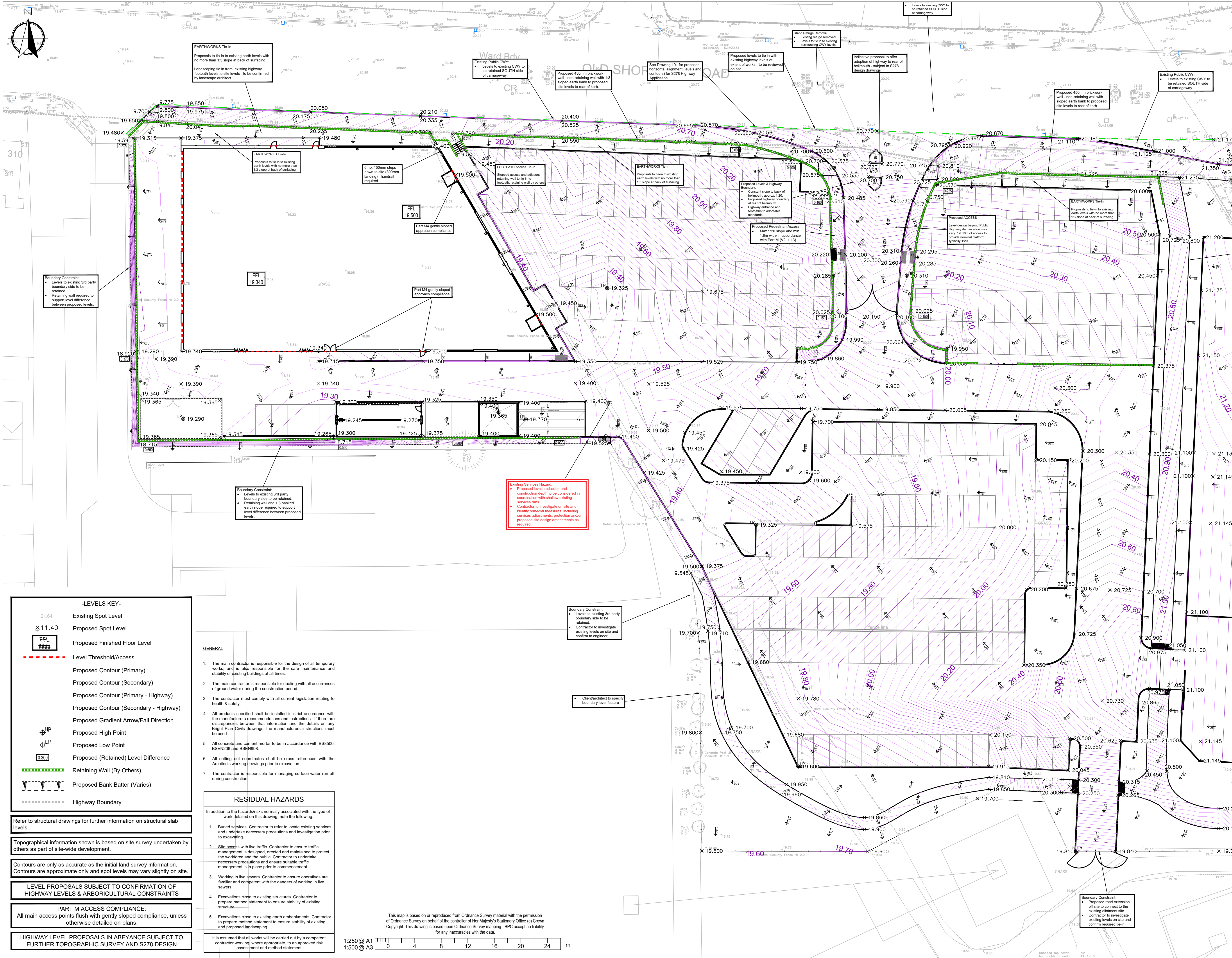
Scale	Date	Drawn By	Checked By
1:250	Jul 2022	DJL	MJA

Drawing No: **D2099-103** Rev. **K**

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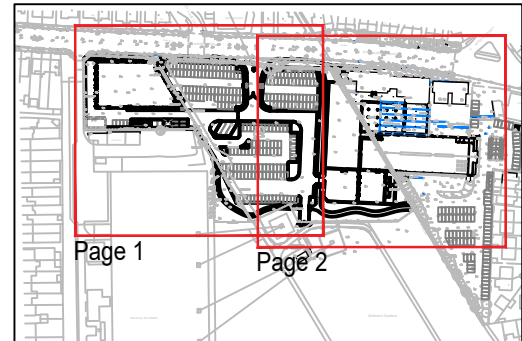
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1:500 @ A3

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NOTES

1. This drawing is to be read in conjunction with all other BPC drawings, and with all relevant Architect's and Engineer's drawings and specifications. Any discrepancies found are to be reported immediately to the Engineer.
2. BPC accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.
5. All dimensions to be checked on site. All details and dimensions relating to sub-contractors work must be checked and agreed between the sub-contractor or supplier and the general contractor.
6. The electronic information from this drawing can not be guaranteed as dimensionally drawn exact. Figured dimensions must be used for setting out and removing. BPC logos and company information must be deleted from copies if information is re-used.
7. The main contractor is responsible for the design of all temporary works, and is also responsible for the safe maintenance and stability of existing buildings at all times.
8. The main contractor is responsible for dealing with all occurrences of ground water during the construction period.
9. The contractor must comply with all current legislation relating to health & safety.
10. All products specified shall be installed in strict accordance with the manufacturers recommendations and instructions. If there are discrepancies between that information and the details on any BPC drawings, the manufacturers instructions must be used.
11. Contractor to confirm all invert levels where connections are proposed prior to commencing any drainage works. Contractor to commence drainage works at the point of discharge.



C	Revised Gantry Car Wash Spec	05/12/2021
B	Revised Issue	05/10/2021
A	Revised Issue - Boundary Treatment & FFL	18/08/2021
-	Original Issue	22/07/2021
Rev.	Amendments	Date

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Drawing Status **FOR CONSTRUCTION**

Client **Tate Bros Ltd**

Project **Mayberry Garden Centre &
Eastbrook Car Showroom**

Drawing Title
Engineering Layout: Proposed
Level Design Page 1 of 2

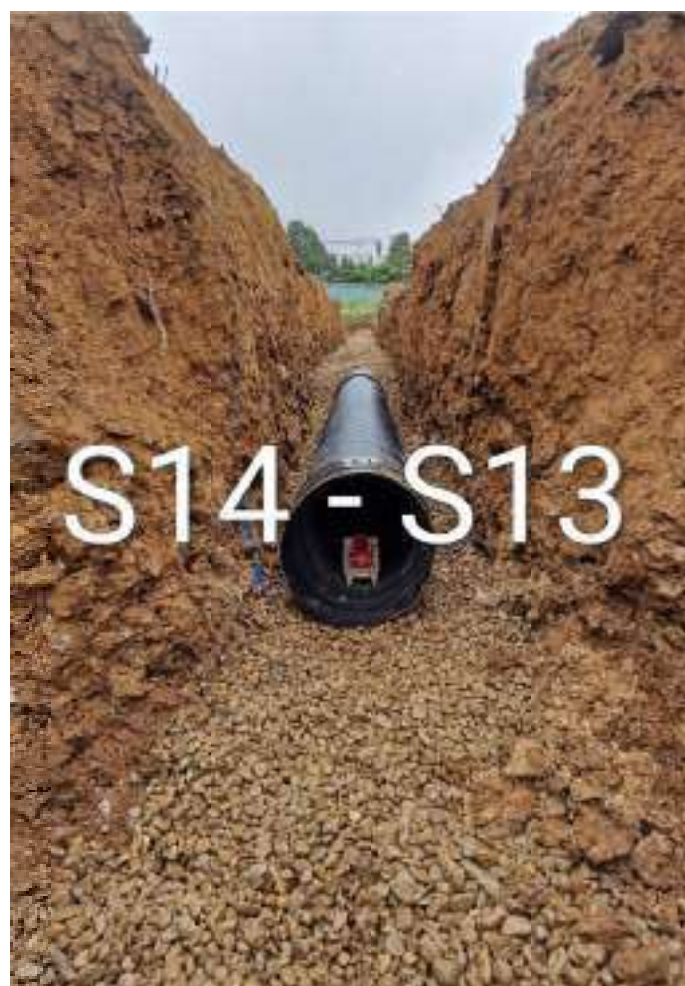
Scale 1:250	Date Jul 2022	Drawn By DJL	Checked By MJA
Drawing No. D2099-101			Rev. C



Appendix D

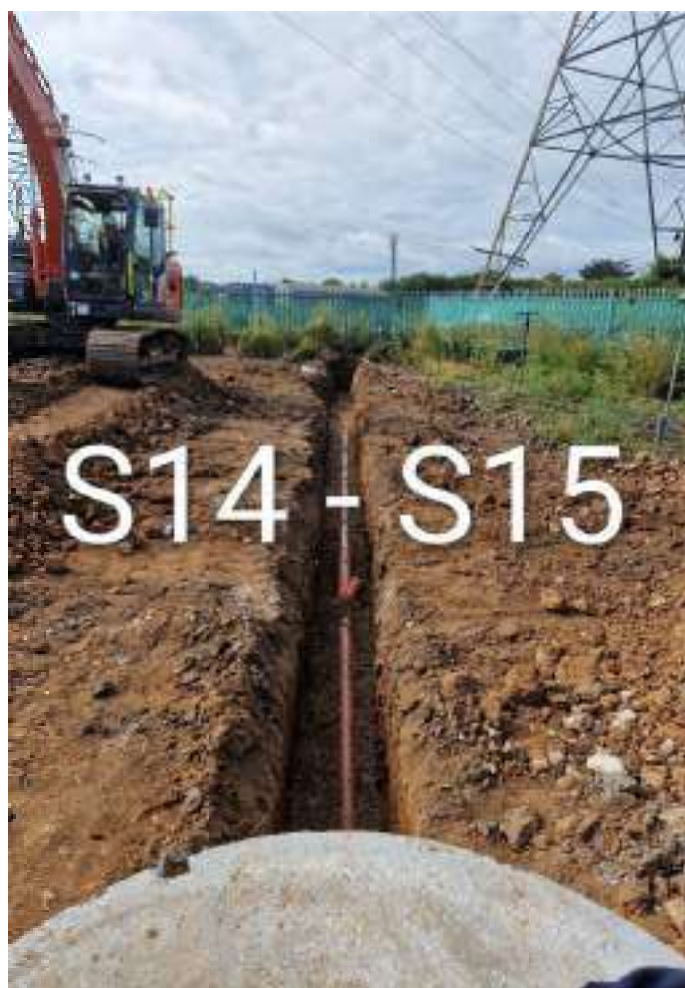
Appendix D – Site progress photographs













E parking area



NE parking



S parking

















