ADUR DISTRICT COUNCIL

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
BN11 4QD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0985/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (FRA), 7 (SURFACE WATER DRAINAGE), 8 (DRAINAGE MAINTENANCE), 9 (CMP) AND 11 (SUSTAINABILITY) OF AWDM/0115/24.

Location of Development
77 FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DE

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
19/12/2025

SCHEDULE

Approved Date - 19/12/2025

7 The development shall be carried out in accordance with the submitted Flood Risk Assessment and plans (ref: XX-HML-XX-XX-RP-M-140001, 77 Freshbrook Road, Lancing BN15 8DE. Flood Risk Assessment- Prepared by Hilson Moran, dated 18/12/2023) and the following mitigation measures it details:

- Sleeping accommodation is to be located on the first floor of the property, not the ground floor.
- Finished First Floor Levels are to be no less than 5.91m AOD.
- Flood resilient construction of the dwelling must be up to 600mm.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce the risk of flooding to the proposed development and future occupants, having regard to the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and policy 36 of the Adur Local Plan.*

Approved Date - 19/12/2025

8 Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) and follow the hierarchy of preference in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

Approved Date - 19/12/2025

9 The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure adequate drainage for the lifetime of the development and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 19/12/2025

10 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. The development shall be carried out in accordance with the approved Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) 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 - 19/12/2025

12 The dwelling hereby approved shall not be occupied until final details of any sustainability and energy efficiency measures to be incorporated within the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved measures have been provided.

Reason: *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan, Sustainable Energy SPD (August 2019) and the NPPF.*

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 SURFACE WATER DRAINAGE LAYOUT	84716 100 P02	12.12.2025
DRAINAGE CALCS	84716 C3	12.12.2025
DISCHARGE OF CONDITIONS STATEMENT	15/07/2025	29.07.2025
SUSTAINABLE DRAINAGE ASSESSMENT	Ref: 84716R1	29.07.2025
IN SITU INFILTRATION TEST REPORT	P17025 R16574 Issue 1	29.07.2025
CONSTRUCTION MANAGEMENT PLAN	18/07/2025	29.07.2025
CMP SITE PLAN	DS/FRESHBRROK/CON9	29.07.2025
SUSTAINABILITY & ENERGY EFFICIENCY MEASURES	18/07/2025	29.07.2025
PV PANELS	12/08/2025	12.08.2025

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