ADUR DISTRICT COUNCIL

Mr Rob Winnifrith
Accel Consulting Ltd
20 Southwick Street
Southwick
BN42 4TB
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1304/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (RIVER WALL DETAILS), 9 (FOUL AND SURFACE DRAINAGE), 10 (DRAINAGE MAINTENANCE) AND 14 (SUSTAINABLE SURFACE WATER DRAINAGE) OF AWDM/1962/22 (ALLOWED ON APPEAL).

Location of Development
LAND AT FORMER 5 BRIGHTON ROAD SHOREHAM-BY-SEA 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.

G Peck

Gary Peck
Planning Services Manager
22/01/2025

SCHEDULE

Approved Date - 22/01/2025

7 Prior to commencement of works to replace or improve the river wall and/or sheet piling, full details shall be submitted to and approved in writing by the Local Planning Authority, which includes the following:

a) riverside retaining walls and associated cappings and railings, engineering details and cross-sections and details of external appearance and finishes;
b) the inter-relationship between the riverside retaining wall, new riverside path and site drainage, and
c) measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust.

The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

Approved Date - 22/01/2025

9 With the exception of any Enabling Works, development shall not commence until details of the proposed means of foul and surface water sewerage disposal including a timetable for its provision and assessment of pollution risks with any measures necessary for its control or mitigation, have been submitted to, and approved in writing, by the Local Planning Authority. The development will then be carried out to comply with the agreed details and timetable.

Approved Date - 22/01/2025

10 With the exception of any Enabling Works, 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 has been 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 the completed construction of any phase of the surface water drainage system, the owner or management company shall permanently strictly adhere to and implement the recommendations contained within the manual.

Approved Date - 22/01/2025

14 With the exception of any Enabling Works and site survey and investigation, no development shall commence 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. Details shall include measures to manage any pollution risks, including risks to controlled waters with measures for control and mitigation of these risks. No

building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Informatives / Notes to Applicant

01. The proposed works will require a licence under Section 66 (7) of the Marine and Coastal Act 2009. A marine licence can be applied for through the Marine Licensing System using the following link: http://www.marinemanagement.org.uk/licensing/marine/apply.htm

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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
INSPECTION & MAINTENANCE STRATEGY	16050-5	18.12.2024
RESPONSE TO CONDITIONS 9, 10 & 14	16050/06/HOP/RPT/01	15.10.2024
S278 HIGHWAY WORKS TYPICAL ROAD CONSTRUCTION DETAILS	DR-C-9690 P04	15.10.2024
PROP MINOR WORKS - SITE ACCESS ROAD & VEHICLE CROSSING	DR-C-9601 C01	15.10.2024
SSP SECTIONS SHEET 1 OF 2	DR-S-0003 P2	15.10.2024
SSP SECTIONS SHEET 2 OF 2	DR-S-0004 P2	15.10.2024
S106 DRAINAGE PLAN	DR-C-9106 P4	15.10.2024
RESPONSE TO CONDITION 7	16050/05/HOP/RPT/01	15.10.2024

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

Ref: AWDM/1304/24