ADUR DISTRICT COUNCIL

Mr Neil Rouse
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Hutton
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United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0219/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 6 (CONSTRUCTION MANAGEMENT PLAN) ; CONDITIONS 7, 8 AND 9 (SURFACE WATER DRAINAGE SCHEME AND WATERCOURSE DETAILS); CONDITION 11 (SOFT AND HARD LANDSCAPING DETAILS); CONDITION 12 (SCHEDULE OF MATERIALS AND FINISHES) OF APPROVED APPLICATION AWDM/1802/19

Location of Development

6 OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QT

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
04/02/2025

SCHEDULE

Approved Date - 30/01/2025

6 No part of the development hereby permitted shall commence until a Highways England Planning Response (HEPR 16-01) January 2016 Construction Management Plan has been submitted and agreed in writing by the local planning authority (who shall consult Highways England). Construction of the development shall then be carried out in accordance with the agreed Construction Management Plan.

Reason: *To ensure that construction of the development does not prejudice the free flow of traffic and conditions of safety on the highway, nor cause inconvenience to other highway users, and ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.*

Approved Date - 30/01/2025

7 Development shall not commence, other than works of site survey and investigation and the demolition of the existing dwelling, 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. No 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 surface water drainage is provided to serve the development.*

Approved Date - 30/01/2025

8 Development, other than the demolition of the existing dwelling, 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 maintenance and management of the surface water drainage system.*

Approved Date - 30/01/2025

9 The development, other than the demolition of the existing dwelling, shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: *To ensure the site is suitably drained.*

Approved Date - 30/01/2025

11 No works or development, other than the demolition of the existing dwelling, 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 policy 15 of the Adur Local Plan.*

Approved Date - 30/01/2025

12 No development, other than the demolition of the existing dwelling, 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 roof of the proposed building 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.*

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
CONSTRUCTION MANAGEMENT PLAN	Rev A	28.02.2023
PROPOSED SITE PLAN	ORS.22.14a	14.02.2023
SITE SET UP & CMP	OSR.22.15a	14.02.2023

Reference/Drawing Number	Version	Date Rec
DESIGNER'S RESPONSE	20 May 2021	14.02.2023
PROPOSED DRAINAGE LAYOUT	251 H	14.02.2023
PROPOSED LEVELS	301 E	14.02.2023
SURFACE WATER STORAGE	14 October 2020	14.02.2023
SOFT LANDSCAPING & PLANTING SPECIFICATION	29-11-22	14.02.2023
SOFT LANDSCAPING PLAN	NR/OSR/01	14.02.2023
MATERIALS PLOT 1 & 2		14.02.2023
MATERIALS PLOT 3 & 4		14.02.2023
PLOT 3 PLANS & ELEVATIONS	OSR.22.P02A	14.02.2023
PLOT 4 PLANS & ELEVATIONS	OSR.22.P03A	14.02.2023
PLOTS 1 & 2 PLANS & ELEVATIONS	OSR.22.P01A	14.02.2023

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