ADUR DISTRICT COUNCIL

Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1048/22

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 3 (DETAILED DRAINAGE LAYOUT AND FLOOD RISK ASSESSMENT); CONDITION 8 (DETAILS OF MATERIALS AND COLOURS) AND CONDITION 11 (HARD AND SOFT LANDSCAPE DRAWINGS AND SCHEDULES) OF APPROVED APPLICATION AWDM/2126/21.

Location of Development

LAND BETWEEN 36 AND 38 BARFIELD PARK LANCING 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
13/07/2022

SCHEDULE

Approved Date - 13/07/2022

3 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 the development is satisfactorily drained.*

Approved Date - 13/07/2022

8 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 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.*

Approved Date - 13/07/2022

11 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.*

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
SITE LAYOUT - DRAINAGE & LEVELS	Drg 101 Rev C	16.06.2022
CONSTRUCTION DETAILS	Drg 501 Rev B	16.06.2022
PROPOSED MATERIALS SCHEDULE		16.06.2022
SITE GROUND WATER INVESTIGATION	19786/GWM LR	
FLOOD RISK ASSESSMENT V1.2	January 2022	16.06.2022
HARD & SOFT LANDSCAPE	LLD2500-LAN-DWG-100 r03	16.06.2022
DETAILED PLANTING PLAN	LLD2500-LAN-DWG-200 r01	16.06.2022
DETAILED PLANT SCHEDULE & SPECIFICATION	LLD2500-LAN-SCH-001 r01	16.06.2022
DETAILED HARD LANDSCAPE SCHEDULE	LLD2500-LAN-SCH-002 r00	16.06.2022
SOFT LANDSCAPE SPECIFICATION	LLD2500-LAN-SPE-001 r01	16.06.2022

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