WORTHING BOROUGH COUNCIL

Mr John Smith
Cityzen
Maritime House
Basin Road North
Portslade
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0764/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (SURFACE WATER DRAINAGE, 6 (FLOOD EVACUATION PLAN) AND 11 (WASTE & RECYCLING) OF APPLICATION NO AWDM/1367/23

Location of Development
THE PLACE DROP IN CENTRE 24 MARINE PLACE WORTHING WEST SUSSEX BN11 3DN

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
07/08/2024

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 07/08/2024

5 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) 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To reduce the rate of water run-off in the interests of reducing flood risk.*

Approved Date - 07/08/2024

6 Prior to the first use of the development a Flood Evacuation Plan shall be submitted to and approved in writing to the Local Planning Authority. Thereafter the approved Evacuation Plan shall be implemented and arrangements made to ensure that all future residents of the flats, hereby approved, are aware of the flood evacuation procedures in the event of a flood event.

Reason: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur & Worthing Council.*

Approved Date - 07/08/2024

11 Notwithstanding the plans hereby approved, prior to the commencement of development, an amended site plan shall be submitted and approved in writing by the local planning authority showing waste and recycling facilities for both the flats hereby approved and for existing residents in Bedford Row (replacing the existing waste and recycling facilities currently provided on site).

Reason: *To ensure appropriate waste and recycling facilities are provided.*

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
EXTERNAL WORKS PLAN	2305-CTZ-XX-XX-DR-A-2073	13.06.2024
FLOOD EVACUATION MANAGEMENT PLAN	C2751	13.06.2024
FOUL & SURFACE WATER DRAINAGE REPORT	C2751	13.06.2024

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