



WORTHING BOROUGH COUNCIL

Mr Ben Kirk
Manorwood
Suite 114
26 The Hornet
Chichester
PO19 7BB
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0035/26

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (SURFACE WATER DRAINAGE SCHEME), 8 (MAINTENANCE MANAGEMENT DRAINAGE), 9 (FOUL SURFACE WATER DRAINAGE DETAILS), 13 (BNG PLAN) AND 14 (HMMP) OF APPLICATION AWDM/0607/25.

Location of Development

2 COTSWOLD ROAD WORTHING WEST SUSSEX BN13 2LA

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.

Gary Peck
Head of Planning & Development
20/03/2026

SCHEDULE

Approved Date - 20/03/2026

- 7 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 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 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 the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.*

Approved Date - 20/03/2026

- 8 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 details of design life and 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 that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new unit and not increased in accordance with NPPF and Policies of Adur and Worthing Council.*

Approved Date - 20/03/2026

- 9 No development shall be commenced until a scheme for the provision and implementation of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and no units occupied prior to completion of the works.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policy DM20 of the Worthing Local Plan.*

Approved Date - 20/03/2026

- 13 No works to implement the development hereby permitted shall take place unless and until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In accordance with the provisions set out under Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

Approved Date - 20/03/2026

- 14 No works to implement the development shall commence unless and until a 30 year Habitat Management and Maintenance Plan (HMMP) for the on-site biodiversity gain as set out in the finalised Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for the entire 30 year duration.

Reason: *To secure appropriate biodiversity net gain in accordance with policy DM18 of the Worthing 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
FOUL DRAINAGE STATEMENT	9434 Issue 1	13.01.2026
SURFACE WATER DRAINAGE STRATEGY	9434 Issue 2	26.02.2026
BIODIVERSITY GAIN PLAN	Updated	03.03.2026
HABITAT MANAGEMENT AND MONITORING PLAN	V1.0 - Updated	20.03.2026

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

