



ADUR DISTRICT COUNCIL

Mr Simon Bareham
Lewis and Co Planning SE Ltd
2 Port Hall Road
Brighton
BN1 5PD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0070/26

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITION 11 (DRAINAGE); CONDITION 12 (DRAINAGE MAINTENANCE); CONDITION 14 (FOUL DRAINAGE): OF APPROVED APPLICATION AWDM/1683/23.

Location of Development

75 MARLBOROUGH ROAD LANCING BUSINESS 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.

Gary Peck
Head of Planning & Development
27/04/2026

SCHEDULE

Approved Date - 27/04/2026

- 11 Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (by Hamworth McCall Consulting, Rev A, 5th January 2024) and Drawing Foul and Storm Water Drainage Plan by Hamworth McCall Consulting, Rev P02, January 2024 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

Approved Date - 27/04/2026

- 12 The development hereby approved shall not be first 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 features and connecting drainage structures and maintenance requirement for each aspect;
- III. a management and maintenance plan for the lifetime of the development which shall include 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.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policies 35 and 36 of the Adur Local Plan.*

Approved Date - 27/04/2026

- 14 Construction of the development shall not commence until details of the proposed means of foul sewerage have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 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
CONDITIONS LETTER	21/01/2026	22.01.2026
SOUTHERN WATER LEVEL 1 CAPACITY CHECK LETTER	12675	22.01.2026
SOUTHERN WATER PUBLIC SEWERAGE SYSTEM LETTER	23499	22.01.2026
FRA & SFWDS	1804 REV A	22.01.2026
FOUL NETWORK 1 RESULTS PAGE 1 - 7	05/01/2024	22.01.2026
FOUL NETWORK 1 DESIGN PAGE 1 - 9	05/01/2024	22.01.2026
STORM NETWORK 1 RESULTS PAGE 1 - 23	05/01/2024	22.01.2026
STORM NETWORK 1 SECTIONS PAGE 1 - 18	05/01/2024	22.01.2026
DRAINAGE METHOD STATEMENT	15/01/2026 REV A	22.01.2026
FOUL & STORM WATER DRAINAGE PLAN	500 C01	22.01.2026
CONSTRUCTION DETAILS SHEET 1 OF 2	510 C01	22.01.2026
CONSTRUCTION DETAILS SHEET 2 OF 2	511 C01	22.01.2026
DRAINAGE MAINTENANCE PLAN	1804	17.03.2026

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