WORTHING BOROUGH COUNCIL

Mrs Suzanne Holloway
Vail WilliamsLLP
4 Peveril Court
6-8 London Road
CRAWLEY
RH10 8JE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0260/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 23 (SURFACE WATER DRAINAGE SCHEME), 24 (MAINTENANCE AND MANAGEMENT), 25 (DISCHARGE FLOW TO WATERCOURSE) AND 26 (FOUL AND SURFACE WATER DISPOSAL) OF APPLICATION AWDM/0056/22.

Location of Development
FORMER EDF CAR PARK SOUTHDOWNVIEW ROAD WORTHING 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
Head of Planning & Development
17/04/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 17/04/2026

23 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 in consultation with Southern Water and the Lead Flood 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 as well as acceptable discharge points, rates and volumes; 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 shall be occupied until the complete surface water drainage system serving the development 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 drainage and to comply with the National Planning Policy Framework.*

Approved Date - 17/04/2026

24 Development 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 drainage and to comply with the National Planning Policy Framework.*

Approved Date - 17/04/2026

25 The development 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 adequate drainage and to comply with the National Planning Policy Framework.*

Approved Date - 17/04/2026

26 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal 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.*

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
SUPPLEMENTARY GROUNDWATER LEVEL MONITORING EMAIL	18th May 2021	24.02.2026
D1933 DRAINAGE REV B (ROAD)	SW DESIGN 2 REV B	24.02.2026
D1933 DRAINAGE REV B (EDF)	SW DESIGN 2 REV B	24.02.2026
DRAINAGE MAINTENANCE SCHEDULE	D1933	24.02.2026
SURFACE WATER DRAINAGE DESIGN, SUMMARY & CALCULATIONS	26th March 2021 REV 1.1	24.02.2026
PROPOSED LEVELS STRATERGY & EXCEEDANCE FLOW - Sht 1	PL100 REV D	24.02.2026
PROPOSED LEVELS STRATERGY & EXCEEDANCE FLOW - Sht 2	PL101 REV D	24.02.2026
IMPERMEABLE AREAS & CATCHMENT APPRAISAL - Sht 1	PL200 REV A	24.02.2026
IMPERMEABLE AREAS & CATCHMENT APPRAISAL - Sht 2	PL201 REV A	24.02.2026
PROPOSED DRAINAGE STRATERGY PRELIMINARY DESIGN - Sht 1	PL300 REV D	24.02.2026
PROPOSED DRAINAGE STRATERGY PRELIMINARY DESIGN - Sht 2	PL301 REV D	24.02.2026
PROPOSED DRAINAGE STRATERGY PRELIMINARY DESIGN - Sht 3	PL302 REV C	24.02.2026
DRAINAGE SUBMISSION	24th FEBRUARY 2026	24.02.2026

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