ADUR DISTRICT COUNCIL

Mr Nick Hopper
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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0549/26

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 4 (BNG), 5 (DETAILS OF HARD AND SOFT LANDSCAPING), 11 (CYCLE PARKING),12 (SURFACE WATER DRAINAGE SCHEME), 13 (MANAGEMENT OF DRAINAGE SCHEME), 14 (CMP), 15 (SUSTAINABLE DESIGN FEATURES) OF APPROVED APPLICATION AWDM/0021/25

Location of Development
12 VALLEY ROAD SOMPTING WEST SUSSEX BN15 0JR

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
17/11/2026

SCHEDULE

Approved Date - 16/11/2026

3 No construction of the bungalow 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 - 16/11/2026

4 No development shall commence until evidence that the off site Biodiversity Net Gain (BNG) credits have been purchased from a registered Habitat Bank has been submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure the development delivers a Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act.*

Approved Date - 16/11/2026

5 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.*

Approved Date - 16/11/2026

11 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Such provision shall remain at all times.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies, NPPF and Policies 15 and 28 of the Adur Local Plan.*

Approved Date - 16/11/2026

12 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 the NPPF and Policy 36 of the Adur Local Plan.*

Approved Date - 16/11/2026

13 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 dwelling and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.*

Approved Date - 16/11/2026

14 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 16/11/2026

15 No development above slab level shall take place until details of the number, type and siting of sustainable energy efficiency measures to be included in the development have been submitted to and approved in writing by the Local Planning Authority. The sustainable energy measures shall be provided in accordance with the approved details prior to first occupation and shall thereafter be retained.

Reason: *To maximise the opportunities for sustainable design by improving the energy efficiency of the building and reducing the demands on natural resources and waste generation. In accordance with the NPPF and policies 1, 15, 18, 20 and 31 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
LANDSCAPE PLAN	NHA-016-DOC05	15.10.2026
D01 PROPOSED SURFACE WATER DRAINAGE LAYOUT	NHA-003-P REVD	22.09.2026
INDEPENDENT SURFACE WATER DRAINAGE DESIGN REPORT	DISCHARGE OF CONDITIONS	28.09.2026
BIODIVERSITY UNITS BNG RESERVATION LETTER		06.05.2026

Reference/Drawing Number	Version	Date Rec
BIODIVERSITY UNITS BNG SOLUTION METHODOLOGY LETTER		06.05.2026
DISCHARGE OF CONDITION (PROPOSED)	NHA-013-DOC03*	06.05.2026
DISCHARGE OF CONDITION (PROPOSED) INC SITE PLAN	NHA-014-DOC011*	06.05.2026
DISCHARGE OF CONDITION (PROPOSED)	NHA-015-DOC014-15	06.05.2026
FOUL WATER DRAINAGE SURFAE WATER DRAINAGE DISCHARGE OF COND (PROP)	NHA-017-DOC012-13	06.05.2026
BRETT OMEGA FLOW TECHNICAL DATA SHEET	OFBP:FEB 23	06.05.2026

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