ADUR DISTRICT COUNCIL

Mr Charlie Allchurch
Lovell Partnerships (Southern)
Lovell, Suite B
Broadmede House
Farnham Business Park
Farnham
Hampshire
GU9 8QT

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0378/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 10 (DRAINAGE VERIFICATION) AND 21 (FIRE HYDRANTS) OF APPLICATION AWDM/0585/22.

Location of Development
LAND AT 68 AND SOUTH OF 68 TO 86 MANOR HALL ROAD SOUTHWICK 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.

GPeck

Gary Peck
Planning Services Manager
08/04/2025

SCHEDULE

Approved Date - 08/04/2025
10 Drainage: verification

Immediately following completion of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by a qualified engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure an accurate record of drainage in accordance with policies of the adopted Adur Local Plan and paras 167 & 169 of the NPPF 2021.*

Approved Date - 08/04/2025
21 Fire Hydrants

Prior to occupation, the details of how the development is to be served by Fire Hydrant(s), are to be submitted to and approved by the Council.

Reason: *In the interest of fire safety.*

Informatives / Notes to Applicant

01. Please ensure that the fire hydrant indicated is in place and ready for use prior to the occupation of the new houses and West Sussex Fire & Rescue Service (WSFRS) is informed it is ready for operational use. Unfortunately, on too many occasions new housing estate dwellings are occupied prior to WSFRS being informed that fire hydrants are ready for use, which then puts lives and properties at risk in the event of a fire.

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
DRAINAGE VERIFICATION REPORT	11650	24.03.2025
LAYOUT PLAN	MS003749-CD101	24.03.2025
PROPOSED SITE MASTERPLAN	00130-TE-C03	24.03.2025

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