LAND PLANNING & DESIGN

CUNNANE STRATTON REYNOLDS

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Planning & Development,
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By email: planning@adur-worthing.gov.uk

15th July 2022

Re: Condition no. 11; Planning reg ref. AWDM/0501/12; Mariner's Point, Brighton Road, Shoreham-by-Sea, BN43 6DH.

Dear Sir/Madam,

With respect to the above please, find attached the compliance submission in relation to the development at the above mentioned development.

The attached includes:

- 22204-1-100-revB Landscape Masterplan
- 22204-1-D01-revB Landscape Design Report

Please consider this submission seeking discharge of the following condition.

Condition no. 11
No development (except enabling works) shall take place unless and until there has been submitted to and approved in writing by the Local Authority a scheme of landscaping. This shall include the planting of replacement trees along A259 frontage, such trees being 5m-6m high and 18cm-20cm trunk girth at the time of planting. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. For the purposes of this condition, "Enabling Works" shall mean operations comprising site assessment and remediation, archaeological investigation, demolition, site clearance and preparation, diversion and laying of services, the erection of fences and hoardings and the construction of temporary accesses or service roads.

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Our response:

The enclosed documents outline the proposed landscape design for Mariner's Point mixed use development. This includes for a carpark planting design, replacement trees along Brighton Road and a landscape design for the communal amenity space on the large terraced area over basement carpark to the rear of the building. We trust these proposals address all aspects of the landscape design raised in correspondence with Adur–Worthing Council's planning team.

It is proposed to plant 14-16cm girth trees along A259 Brighton Road and not the 18-20cm girth tree sizes stipulated in condition no.11. 18-20cm girth trees are supplied having been transplanted a number of times, with a tight root structure (rootballed) and overall size that compromises their initial establishment. They require extra care and attention while they are establishing for a number of year and are much more susceptible to failure from extreme weather conditions experienced in coastal areas.

Accordingly, we have proposed a reduced size to a 14-16cm girth tree. Due to their root structure, less times transplanted, and overall height and spread, this tree size will establish better, grow more swiftly, and, in particular, withstand the extreme coastal weather conditions better.

I trust this submission will enable you to discharge condition no. 11. If you have any queries, please do not hesitate to contact me

Yours sincerely,



Lucy Carey MILI CMLI
Associate Director - Landscape Architect
CUNNANE STRATTON REYNOLDS