ADUR DISTRICT COUNCIL

Mrs Holly Mitchell
Simply Planning
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W1T 1AF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1006/25

Details of Development
DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF THREE LINKED RESIDENTIAL BLOCKS OF THREE AND TWO STOREYS TO PROVIDE 57NO. AGE-RESTRICTED HOMES WITH COMMUNAL LOUNGE AND OFFICE; ASSOCIATED PARKING, SERVICING AND LANDSCAPED EXTERNAL AMENITY SPACES. (ALTERNATIVE TO PREVIOUSLY APPROVED DEVELOPMENT AWDM/1230/22).

Location of Development
ASHCROFT 100 KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 12th August 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Head of Planning & Development
05/12/2025

Ref: AWDM/1006/25

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE/ROOF PLAN	244155/PA/110 A	28.10.2025
PROPOSED GROUND FLOOR PLAN	244155/PA/120 A	28.10.2025
PROPOSED 1st & TOP FLOOR PLANS	244155/PA/121 A	28.10.2025
PROPOSED SOUTH ELEVATION	244155/PA/131 A	28.10.2025
PROPOSED WEST ELEVATION	244155/PA/132 A	28.10.2025
PROPOSED COURTYARD SECTION/ELEVATIONS	244155/PA/140 A	28.10.2025
DEMOLITION & CONSTRUCTION MANAGEMENT PLAN	October 2025	20.10.2025
KINGSTON LANE SINGULAR STORM	25.11.05	12.11.2025
KINGSTON LANE CONSECUTIVE	25.11.05	12.11.2025
PRIVATE PAVEMENT CONSTRUCTION DETAILS	XX-XX-DR-C-2512_502 C1	12.11.2025
SOIL INFILTRATION TESTING November 2025	25-127.03	19.11.2025
FLOOD RISK & DRAINAGE STRATEGY REPORT + APPENDICES 1-6	Rev B 18.11.25	19.11.2025
DRAINAGE & LEVELS PLAN	DR-C-2512_500 C2	19.11.2025
PRIVATE DRAINAGE CONSTRUCTION DETAILS	DR-C-2512_501 C1	19.11.2025
PRIVATE PAVEMENT CONSTRUCTION DETAILS	DR-C-2512_502 C1	19.11.2025
WINDOWS WITH OBSCURED GLAZING AND RESTRICTED OPENING DIAGRAM	244155/PA/301	03.12.2025
SCHEDULE OF ACCOMMODATION	3rd Issue	11.11.2025
ENERGY & SUSTAINABILITY STATEMENT	Issue 1	12.08.2025
OVERHEATING RISK ASSESSMENT July 2025	RP-SS-23010	12.08.2025

Ref: AWDM/1006/25

Reference/Drawing Number	Version	Date Rec
AIR QUALITY ASSESSMENT July 2025	v1	12.08.2025
NOISE ASSESSMENT July 2025	v1	12.08.2025
TRANSPORT STATEMENT July 2025	2025/8445/TS01	12.08.2025
LANDSCAPE DESIGN REPORT	MTC114R01 Rev 01	12.08.2025
LANDSCAPE PROPOSAL	MTC114P01 Rev 03	12.08.2025
TREE SURVEY PLAN	XX-DR-AP-2100 P01	12.08.2025
EXISTING SITE LAYOUT & TREE WORKS	XX-DR-AP-2300 P01	12.08.2025
PROPOSED LAYOUT & TREE WORKS PLAN	XX-DR-AP-2400 P01	12.08.2025
TREE PROTECTION PLAN	XX-DR-AP-2500 P00	12.08.2025
ARBORICULTURAL IMPACT ASSESSMENT July 2025	XX-RP-AP-2700-P02	12.08.2025
PLANNING STATEMENT July 2025	HM25-1013	12.08.2025
DESIGN & ACCESS STATEMENT	Issue - 30/07/2025	12.08.2025
HERITAGE STATEMENT		12.08.2025
CONSULTATION STATEMENT	July 2025	12.08.2025
PRELIMINARY ECOLOGICAL APPRAISAL & BIODIVERSITY NET GAIN ASSESSMENT	BE0061.R.01.3	12.08.2025
BNG METRIC	BE0061.xls.01.1	12.08.2025
BAT ACTIVITY SURVEY SUMMARY LETTER	RS/13912/AH	12.08.2025
DAYLIGHT, SUNLIGHT & OVERSHADOW REPORT	14 July 2025	12.08.2025
PRELIMINARY RISK ASSESSMENT & SITE INVESTIGATION	25-127.01	12.08.2025
SuDS MAINTENANCE REPORT July 2025	1st Issue	12.08.2025
EXTERNAL FINISHES PLAN	DR-C-2512_503 P2	12.08.2025
SUBSTATION TRACKING PLAN	DR-C-2512_504 P2	12.08.2025

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	244155/PA/001	12.08.2025
EXISTING SITE PLAN	244155/PA/010	12.08.2025
EXISTING EAST & SOUTH ELEVATIONS	244155/PA/030	12.08.2025
EXISTING WEST & NORTH ELEVATIONS	244155/PA/031	12.08.2025
PROPOSED SITE BLOCK PLAN	244155/PA/105	12.08.2025
PROPOSED NORTH ELEVATION KINGSTON LANE	244155/PA/130	12.08.2025
PROPOSED NORTH ELEVATION	244155/PA/133	12.08.2025
PROPOSED PART ELEVATION DETAIL KINGSTON LANE	244155/PA/150	12.08.2025
KINGSTON LANE ELEVATION COMPARATIVE DESIGN	244155/PA/180	12.08.2025
BOUNDARY TREATMENT & SITE ENCLOSURE DIAGRAM	244155/PA/300	12.08.2025

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The development shall be completed in accordance with the approved Landscape Proposal (drawing no. MTC114P01 Rev 03). All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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. The approved details of hard landscaping shall be completed prior to occupation of the building.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

04. The existing trees/bushes/hedges shown on the Tree Protection Plan (drawing no. 241161-TMA-XX-DR-AP-2500 Rev P00) as being retained shall be protected for the duration of construction works in accordance with the approved Plan and Arboricultural Impact Assessment (dated July 2025) and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

05. The building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to policies 15 and 28 of the Adur Local Plan.*

06. Secure, covered storage for bicycles/mobility scooters shall be provided within the curtilage of the site in accordance with the approved plans prior to the commencement of use of the building hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport and to assist with accessibility for future residents having regard to policy 28 of the Adur Local Plan.*

07. The development shall be carried out in accordance with the approved Demolition and Construction Management Plan which shall be adhered to throughout the demolition and construction period.

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

08. Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk & Drainage Strategy Report by Walker Associates, 18.11.2025, Date Rev B. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

    1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where winter groundwater levels show a 1m unsaturated zone from the base of infiltration allows.

2. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
3. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
4. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
5. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
6. Construction method statement for the surface water drainage system.
7. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: *To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere to prevent the risk of surface water flooding having regard to policy 36 of the Adur Local Plan.*

09. Prior to first use of the development, a verification report shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the agreed scheme, and that any variations or defects are appropriately addressed. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure that the surface water drainage scheme is built as shown on the approved plans in the interests of reducing flood risk having regard to policy 36 of the Adur Local Plan.*

10. No development above slab level shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls, roof, windows and doors, balconies, railings and boundary walls of the proposed building (including the construction of a sample panel of the flint wall to be constructed on site) has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

11. The ecological protection and enhancement scheme as specified in the submitted Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment (dated July 2025) shall be implemented in accordance with the approved details and implementation programme.

Reason: *To enhance biodiversity having regard to the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

12. Development shall not commence unless and until a Biodiversity Net Gain Plan and Habitat and Management and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority.

    Reason: *To ensure a minimum 10% gain is achieved having regard to policies 30 and 31 of the Adur Local Plan, paragraph 192 of the National Planning Policy Framework and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990.*

13. The sustainability and energy efficiency measures outlined in the approved Energy & Sustainability Statement (dated July 2025) shall be provided in full before the approved building is occupied.

    Reason: *In the interests of sustainability and energy efficiency having regard to policies 18 and 19 of the Adur Local Plan.*

14. The Air Source Heat Pumps (ASHPs) shall not be installed until details of their type, size, location and noise impact have been submitted to and approved in writing by the Local Planning Authority. The ASHPs shall thereafter be installed in accordance with the approved details.

    Reason: *In the interest of amenity having regard to policy 34 of the Adur Local Plan.*

15. The building shall not be occupied until the associated communal facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

    Reason: *In the interests of amenity and the environment having regard to policy 15 of the Adur Local Plan.*

16. The buildings shall not be occupied until the boundary treatment has been installed in accordance with the approved plans.

    Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

17. The development to be carried out in accordance with approved Preliminary Risk Assessment and Site Investigation (report ref: 25-127.01 dated May 2025) and shall not be occupied until a contaminated land validation and verification report has been submitted to and approved in writing by the Local Planning Authority.

    If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt

with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

18. The development shall be carried out in accordance with the recommendations of the approved Noise Assessment (July 2025) and no windows shall be installed until details of their acoustic and ventilation specifications have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

19. The upper floor windows on the north and south elevations of the buildings and west elevation of the west block hereby approved shall at all times be obscure glazed with a single restricted opening of maximum 100mm hinged to focus outlook away from neighbouring properties, as indicated on the approved plans and Drawing No. 244155/PA/301, and they shall not subsequently be altered in any way. Obscured glass shall be not less than Level 3.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

20. Prior to occupation, details of balcony screening to the west facing balconies of the West block (2 balconies), the courtyard facing balconies of the East block (2 balconies), and the east and west facing balconies on the North Block (2 balconies) shall be submitted to and approved in writing by the Local Planning Authority. The approved details are to be installed prior to occupation and retained in perpetuity.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

21. The development hereby approved is not to be developed in conjunction with the previous approval, reference AWDM/1230/22.

Reason: *For the avoidance of doubt.*

22. Occupancy of the building hereby permitted shall be limited to persons of 60 years and older unless exceptions apply under the Nominations Agreement to be entered into between the Council and the applicant.

Reason: *In order to ensure that the flats are reserved for persons in need of sheltered accommodation having regard to policy 20 of the Adur Local Plan.*

23. Development shall not commence until a S106 agreement has been entered into to secure £36,119 towards sustainable highway improvements, 100% social rent affordable housing, the related Nominations Agreement and BNG (including BNG monitoring fee).

    Reason: *To ensure contributions towards essential infrastructure improvements have been secured in accordance with policies 28 and 29 of the Adur Local Plan.*

24. No development above slab level shall take place until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and thereafter maintenance of the landscaping. Development shall be carried out in accordance with the approved schedule.

    Reason: *In the interests of amenity having regard to policies 15 and 30 of the Adur Local Plan.*

25. The integrated planters on the balconies on the east elevation fronting Kingston Lane shall be planted out before first occupation of the building.

    Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/1006/25

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).