Development Management – Delegated Officer Report

Application Number: **AWDM/0110/23** **Recommendation: Approve**

Site: **Kingston Wharf, Brighton Road, Shoreham by Sea**

Proposal: **Approval of Details Reserved by Condition 7 (Landscape, Play Areas and Biodiversity) for residential phases of approved application AWDM/0511/21**

Date of Site Visit: N/A

Neighbours Checked: **N/A**

Additional neighbour notification: **N/A**

Proposal, Site and Surroundings

Development site in the Shoreham Harbour Regeneration Area.

Condition 7 Wording is as follows:

A) Hard and soft landscaping ('soft landscaping' means new planting, associated ground preparation and biodiversity enhancement measures) for each phase of development shall completed 'according to the approved phasing plan under condition 3 of this permission, (with all planting to be completed no later than the first planting season following the occupation of each phase).

B) Before the commencement of development above ground level, (other than Enabling Works), and unless otherwise agreed in writing, the following details shall be submitted to and approved by the Local Planning Authority:

i) Amended landscape drawings (to replace drawings L-1000 Rev P02 and L5001 P02; 2 P02; 11 P02 & 12 P02 listed in condition 1), to include the amended ramps and riverside seating area as approved by Site and Ground Floor Level drawings 200 P4 and 302 P4 and 303 P4,
ii) Details of hard landscaping materials and surfacing iii) Details of provisions for formal and informal play & recreation
iv) Street furniture, including external seating
v) Planters and tree pits including irrigation and drainage
vi) Ground preparation to create a planting medium vii) Biodiversity enhancement measures
viii) Details where appropriate, of any temporary landscaping at the public footpath along the Brighton Road frontage
ix) A maintenance plan to ensure full establishment of new planting

C) Development shall thereafter be carried out in accordance with the approved hard and soft landscaping plans, phasing plan and the details at B)(i-ix) above, and the planting maintained, in accordance with the approved details and the phasing plan. Any trees or shrubs 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.

Reason: *To ensure the provision, establishment and maintenance of hard and soft landscaping on the site, including provisions for play & recreation and biodiversity, and to provide for minor revision to the landscaping layout at point B i) in accordance with policies 15 & 30 of the Adur Local Plan 2017 and Policies SH 7& CA7 of the Shoreham Harbour Joint Area Action Plan 2019.*

Planning History:

AWDM/0511/21: Application to vary Condition 1 of previously approved AWDM/0204/20. Amendments to approved plans including reduction of building heights and raising of basement to mitigate risk of flooding, provision of steps from podium gardens to riverside walk, alterations to windows detailing, alterations to basement car parking layout and alterations to internal building cores to meet fire strategy compliance. Mixed-use redevelopment comprised of three blocks of residential dwellings (4 to 8 storeys) and mixed-use business centre (office, storage and cafe uses) - incorporating riverside walk, landscaping and ancillary car and cycle parking. **Approved 27th October 2021**

Consultations:

Senior Trees and Landscaping Officer:

"I have looked through the Landscaping plans and details and I have no concerns regarding the suitability of the trees and shrubs. The proposed planting includes a reasonable number of large and extra heavy standard trees which are all tolerant to exposed conditions and full sun."

Parks and Foreshore *: No response recorded*

Playspace officer*: No response recorded*

Representations: None

Relevant Planning Policies:

Adopted Adur Local Plan, 2017
Shoreham Harbour Joint Area Action Plan, 2019
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The following plans and supporting documents were submitted in support of this discharge of conditions application:

- Location Plan GHD-4001-00-C;
- GHD-4001-01-C, GHD-4001-02-C;
- GHD-4001-03 C, GHD-4001-04-C;
- GHD4001-06-C;
- GHD4001-05-C;
- GHD4001-BPIA.
- 20086-HGP-XX-00-DR-A-1008 External Finishes Plan
- 12276-HOP-XX-00-DR-C-9201 Drainage Details SHOWING PLANTER ADJ TO PATH
- Unnumbered plan showing details of built in bat boxes, Insect Hotels, planting reinforcement paving grid and low height adjustable pedestal;
- Unnumbered plan showing Belis Circular fibreglass planter, Natural Boulders, Balance Beam, Stepping Stone Logs and forest climbing poles;
- Unnumbered plan showing Burlington picnic set with 2 benches, whitworth backrest seat, solid cube seat, halo backless bench semi circle, beam backless bench;
- Unnumbered plan showing estimated specification of soil tonnage across development;
- Unnumbered plan showing built in bat boxes, insect hotels and GRB reinforcement paving grid
- Unnumbered plan showing Belis Circular fibreglass planter, Natural Boulders, Balance Beam, Stepping Stone Logs, forest climbing poles and bird boxes.
- Unnumbered plan showing Burlington picnic set with 2 benches, whitworth backrest seat, solid cube seat, halo backless bench semi circle, beam backless bench, tree table with stools..
- Unnumbered illustrative plan showing construction details including section of ground level adjacent to bench, hard landscape schedule including brick, gravel and Rubber Crumb (duplicate of plan appended to GHD4001-05-B);
- Document entitled ‘Kingston Wharf Landscape Management Plan’ (December 2022) by garden house design.

Comments on each bit of information submitted are as follows.

Information submitted	Comment
Location Plan GHD4001-00-C.	Shows the phase of development in a wider context of the approved development. Note: the details relate only to the residential phase of development. A separate application would be needed for the commercial phase. An

	informative can be added: *"The details submitted in the current application relate to the residential phases only. You are reminded that further application for approval under this planning condition will be required for the commercial phase".*
GHD-4001-01-C, GHD-4001-02-C.	General Arrangement Plan showing landscape arrangements in summary. Identifies location and specification of play equipment. Identifies location and specification of Ecological Enhancements (bird boxes, bat boxes, Insect hotels). Identifies location of proposed trees, hedgerows and planting beds. Identifies hard surfaces in relation to podium garden and surfacing (beach shingle and gravel) also furniture and finishes across the development.
GHD-4001-03 C, GHD-4001-04-C.	Planting plan. Version of general arrangement plan, but showing detailed Planting Schedule and Specification: Types of plants, etc.
GHD4001-05-C	Sets out number, and quantity and type of planting, also a section drawing of a tree pit. Also, unnumbered illustrative plan showing construction details including section of ground level adjacent to bench, hard landscape schedule including brick, gravel and Rubber Crumb.
Plan entitled 'Planter detail' GHD4001-06-C.	Shows a planter 6 x brick courses high, with a 50mm drainage pipe running along the course of wall at 450mm to centre. Shows linings.
Planter detail: GHD4001- BPIA	Planter detail for riverwalk.

12276-HOP-00-XX-DR-C-9201 S4 C1	
Detailed Planting Schedule and Specification GHD4001-05-B	Identifies planting schedule including tree planters.
External Finishes Plan 20086-HGP-XX-00-DR-A-1008	Shows hard-surfacings Blockwork for paving at the front of the site and for the podium steps - concrete for riverside walk, (with fair faced concrete form vertical concrete surfaces on other drawings and Condition 6 -AWDM/1006/23); timber for decks outside ground floor apartments and with planted areas also identified.
Unnumbered plan showing details of built in bat boxes, Insect Hotels, reinforcement paving grid and low height adjustable pedestal.	As described
Unnumbered plan showing Burlington picnic set with 2 benches, whitworth backrest seat, solid cube seat, halo backless bench semi circle, beam backless bench,	As described
Unnumbered plan showing estimated specification of soil tonnage across development.	As described
Unnumbered plan showing built in bat boxes, insect hotels and GRB reinforcement paving grid Unnumbered plan showing Belis Circular fibreglass planter, Natural Boulders, Balance Beam, Stepping Stone Logs, forest climbing poles and bird boxes.	Partially duplicates other information submitted.
Unnumbered plan showing Burlington picnic set with 2 benches, whitworth backrest seat, solid cube seat, halo backless bench semi circle, beam	Partially duplicates other information submitted

backless bench, tree table with stools	
Unnumbered illustrative plan showing construction details including section of ground level adjacent to bench, hard landscape schedule including brick, gravel and Rubber Crumb	(duplicate of plan appended to GHD4001-05-B)
Document entitled ‘Kingston Wharf Landscape Management Plan’ (December 2022) by garden house design	Sets out the landscape management plan

The details are assessed as follows

Relevant part of condition	Comments on it	Details / Action submitted in response
A) Hard and soft landscaping ('soft landscaping' means new planting, associated ground preparation and biodiversity enhancement measures) for each phase of development shall completed 'according to the approved phasing plan under condition 3 of this permission, (with all planting to be completed no later than the first planting season following the occupation of each phase).		Informative to be added to decision stating the following *“You are reminded of the requirements of part A of the original condition, namely, that landscaping details hereby approved relate to the phase of development shall be completed in according to the phasing condition 3 of the original planning permission, and should be completed no later than the first planting season following the occupation of each phase”*
B) Before the commencement of development above ground level, (other than		

Enabling Works), and unless otherwise agreed in writing, the following details shall be submitted to and approved by the Local Planning Authority:i) Amended landscape drawings (to replace drawings:		
L-1000 Rev P02	This drawing is taken to be L1000 rev P03.	Detail provided on plans numbered: GHD4001-00-C, GHD4001-01-C and GHD4001-02-C
and L-5001 P02	This plan is taken to be L 1002 rev P02	Detail provided on plans numbered: GHD4001-00-C, GHD4001-01-C and GHD4001-02-C
2 P02	It is noted that in the original planning permission AWDM/0204/20 contained plan iL 1002 rev P02 from	The original approved plan shows the hard surfaces across the development and type (eg ashphalt, concrete etc).There is no obvious detailed plan in the current application specifying the surfaces across the development outside the internal courtyard areas – ie the riverside path, or amended access ramps (although various details of hard surfacing are provided). *“It is noted that surfacing materials for areas outside the podium courtyard areas including the riverside path, do not*

		appear to be included in the current application.
11 P02	This plan is taken to be 5011 rev P04	5011 p04 is similar to (5001 P03) in that it has zonal planting showing different shrub types across the development. The planting plans GHD4001 – 03-C , and GHD4001 – 04 –C specifies shrub types in this condition discharge application. The Senior Tree and Landscaping Officer has not raised any objection to the information submitted. On this basis the details are regarded as acceptable.
12 P02 listed in condition 1	This plan is taken to be 5012 rev P03	5013 p04 is similar to (5001 P03) in that it has zonal planting showing different shrub types across the development. The planting plans GHD4001 – 03-C , and GHD4001 – 04 –C specifies shrub types in this condition discharge application. The Senior Tree and Landscaping Officer has not raised any objection to the information submitted. On this basis the details are regarded as acceptable.
…to include the amended ramps and		The submitted layout plans for the landscaping GHD4001-00-C,

riverside seating area as approved by Site and Ground Floor Level drawings		GHD4001-01-C and GHD4001-02-C show the recessed seating area and ramp shown on 200P4, 302P4 and 303 P4. This part of the condition has been met.
200 P4	This is taken to be 200 rev P5	The details are shown on: GHD4001-00-C, GHD4001-01-C and GHD4001-02-C
302 P4		The details are shown on: GHD4001-00-C, GHD4001-01-C and GHD4001-02-C
303 P4		The details are shown on: GHD4001-00-C, GHD4001-01-C GHD4001-02-C
ii) Details of hard landscaping materials and surfacing		There are some omissions in the material – ie details of surfacing to river walkway. Recommend putting on an informative to the decision notice saying that, if not specified on the documents approved as part of this approval of details application, the hard surfaces should follow those set out on the approved plans (as previously recommended)

iii) Details of provisions for formal and informal play & recreation		Shown on General Arrangement Plans. The Council's playspace officer did not comment on the application. The details shown are satisfactory and provide functional play space.
iv) Street furniture, including external seating		Identified and shown on general arrangement plans.
v) Planters and tree pits including irrigation and drainage		Section drawing of planter and tree pit provided on drawing no GHD4001-05-B. The Senior Tree and Landscaping Officer has not raised any objection to the information submitted. On this basis the details are regarded as acceptable.
vi) Ground preparation to create a planting medium		Limited information provided - limited to info about soil trenches and tree pits. The Senior Tree and Landscaping Officer has not raised any objection to the information submitted. On this basis the details are regarded as acceptable.

vii) Biodiversity enhancement measures		Details of 'built in bat boxes, insect hotels' provided along with images of bird boxes. These meet the definition of 'biodiversity enhancement'.
viii) Details where appropriate, of any temporary landscaping at the public footpath along the Brighton Road frontage	Since the original planning approval, the applicant has negotiated a financial payment for future kerb realignment work in Brighton Road, to be carried out by the Highway Authority. A s106 Deed of Variation is under preparation to cover this. Hence there is no longer a prospect of a temporary, widened pavement along the road frontage, for which temporary landscaping details may have been needed and no relevant information is provided.	No relevant information provided. Recommend informative stating that, *Should any temporary surfacing and landscaping of the footpath along Brighton Road be required, pending later works by the County Council to create the roadside cyclepath, the applicant should discuss this and may require further approval from the Local Planning Authority and Highway Authority.*
ix) A maintenance plan to ensure full establishment of new planting		A management plan is provided. The Senior Tree and Landscaping Officer has not raised any objection to the information submitted. On this basis the details are regarded as acceptable.
C) Development shall thereafter be carried out in accordance with the approved hard and soft landscaping plans, phasing plan and the		The following informative is recommended *"Your attention is drawn to part C of the original condition states that*

details at B) (i-ix) above, and the planting maintained, in accordance with the approved details and the phasing plan. Any trees or shrubs 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.		*development shall be carried out in accordance with the details as part of this condition. Any trees or shrubs 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."*

Recommendation.

Approve details subject to the following informatives:

1. This partial approval relates to details submitted in the current application relate to the residential phases only. You are reminded that further application for approval under this planning condition will be required for the commercial phase.

   You are also reminded of the requirements of part A of the original condition, namely, that landscaping details hereby approved relate to the phase of development shall be completed in according to the phasing condition 3 of the original planning permission, and should be completed no later than the first planting season following the occupation of each phase.

2. It is noted that surfacing materials for areas outside the podium courtyard areas including the riverside path, do not appear to be included in the current application.

3. Should any temporary surfacing and landscaping of the footpath along Brighton Road be required, pending later works by the County Council to create the roadside cyclepath, the applicant should discuss this and may require further approval from the Local Planning Authority and Highway Authority.

4. Your attention is drawn to part C of the original condition states that development shall be carried out in accordance with the details as part of this

condition. Any trees or shrubs 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.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Neil Holdsworth	Date: 31/07/2023
Authorised by:	Stephen Cantwell	Date: 07/08/2023 Updated 10/11/2023