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15 May 2023
Ref: SL/Let/P1726

Dear Sir / Madam

Ref: Discharge of Condition 18 pursuant to Full Planning Permission (AWDM/0130/21)- ***"Full Planning permission for the demolition of two-storey building and erection of four-storey block of 30 apartments comprising 5no. one bedroom, 24no. two bedroom and 1no. three bedroom units, provision of under croft access to car park to the rear, removal of trees and provision of associated landscaping. (resubmission of AWDM/1518/17)'.***

22 LYNDHURST ROAD WORTHING WEST SUSSEX.

The application has been submitted via the Planning Portal under reference **PP-12107100** and includes the application form, relevant documentation and this covering letter.

The accompanying information is submitted to satisfy the discharge of Condition 18 for the Full Planning Permission **(ref: AWDM/0130/21)** relevant to 22 Lyndhurst Road.

Condition 18- Hard and Soft Landscaping

No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include matters such as: -

i. **Proposed finished levels and contours;**
ii. **Means of enclosure, including full details of the proposed boundary walls, railings and gates to be erected;**
iii. **Car parking layouts;**
iv. **Other vehicle and pedestrian access and circulation areas**
v. **Hard surfacing materials;**
vi. **Minor artefacts and structures (street furniture, play equipment, refuse and other storage units, lighting);**
vii. **Proposed and existing functional services above and below ground such as drainage, power; communications cables, pipelines etc (indicating lines, manholes, supports);**
viii. **Retained historic landscape features and proposals for restoration where relevant.**

Managing Director
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Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

Please find enclosed the following documents, which have been submitted in support of the discharge of Condition 18.

- **401_D_Proposed Drainage and Levels Layout Plan**
- **LLD2060-LAN-DWG-100-01-GA**
- **LLD2060-LAN-DWG-200-01-Soft Landscape Layout**
- **LLD2060-LAN-DWG-201-01-Infrastructure Planting**
- **LLD2060-LAN-DWG-202-01-Ornamental Planting**
- ***LLD2060-LAN-SCH-001-01-DPS***

For clarification, the existing 1.2 metre boundary wall to road frontages will be retained with old entrances infilled to match and new pedestrian and vehicle entrances opened. The existing timber fence to southern boundary and brick wall and timber fencing to the southern boundary will be retained. No gates are proposed.

Further details of proposed lighting will be submitted at a later date, throughout the application process.

Conclusion

We trust that this letter and accompanying documents ca discharge Condition 18 as listed above, pursuant to Full Planning Permission **AWDM/0130/21** at 22 Lyndhurst Road, Worthing, West Sussex.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director