ADUR DISTRICT COUNCIL

HGP Architects Limited
Furzehall Farm
110 Wickham Road
Fareham
PO16 7JH
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0998/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 14 (CAR PARK BARRIER), 16 (ELECTRICAL VEHICLE CHARGING) AND 22 (FLOOD RISK AND RIVERSIDE MANAGEMENT) OF PREVIOUSLY APPROVED APPLICATION AWDM/0511/21.

Location of Development
KINGSTON WHARF BRIGHTON ROAD SHOREHAM-BY-SEA 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.

G Peck

Gary Peck
Planning Services Manager
01/12/2023

SCHEDULE

Approved Date - 01/12/2023

14 Any gate to any parking area in the site shall be sited at least 6m back from the edge of the public highway. Details of any gate and of any entry control system (if used), shall first be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town And County Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order.

Reason: *To provide vehicle waiting space clear of the public highway in the interests of the safety and free flow of vehicular traffic and pedestrians and in the interests of visual amenity, in accordance with policies 15 & 28 of the Adur Local Plan 2017 and SH5 & SH9 of the Shoreham Harbour Joint Area Action Plan 2019.*

Approved Date - 01/12/2023

16 No phase of the development shall be occupied until Electric Vehicle Charging spaces ('EV spaces') and operational charging apparatus have been provided in accordance with plans and details, (including details and charging rates for charging apparatus and on-going maintenance for active EV spaces, and details of ducting/cabling for passive EV spaces), have been submitted to and approved by the Local Planning Authority. The EV spaces and associated charging apparatus, ducting and cabling shall be permanently maintained in effective working order thereafter.

Reason: *To ensure the provision of well-located Electric Vehicle Charging spaces to serve the development in accordance with policy 28 of the Adur Local Plan 2017 , SH1 & SH5 of the Shoreham Harbour Joint Area Action Plan 2019 and para 110 of the NPPF 2019.*

Approved Date - 01/12/2023

22 The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment (ref 12276/08/HOP/FRA, January 2020, HOP, V4 20.04.2020) and the following mitigation measures it details:

i. Finished floor levels for habitable rooms are set no lower than 6.22 metres above Ordnance Datum (AOD);

ii. Finished floor levels for the commercial building are set no lower than 4.94 metres above Ordnance Datum (AOD).

iii. The existing flood defences shown in the Proposed Site Block Plan drawing no. PL-200 rev. P4 shall be improved as outlined in Section 5.13 of the FRA; and

iv. A waterfront access route of no less than 4 metres in width shall be maintained in accordance with drawing reference: 2908_SK055_RIVERWALK ACCESS dated 20/04/2020, to provide unobstructed riverside maintenance access from the A259 Brighton Road.

v. Details of any gate or barrier to prevent unauthorised vehicular access shall first be submitted to and approved in writing by the Local Planning Authority, in liaison with the Environment Agency and shall be installed in accordance with the details thereby approved and the phasing plan at condition x of this permission and permanently maintained thereafter.

These mitigation measures shall be fully implemented for each phase of development according to the phasing plan at condition 3 of this permission and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To reduce and manage the risk of flooding to the proposed development and future occupants, in accordance with policy 36 of the Adur Local Plan 2017 and SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and the NPPF 2019.*

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
EXTERNAL FINISHES SITE PLAN	HGP-XX-00-DR-A-1008 (T4)	19.07.2023
BLOCK A BASEMENT ELECTRICAL SERVICES LAYOUT	J5300/E701 Rev E	19.07.2023
BLOCKS B & C BASEMENT ELECTRICAL SERVICES LAYOUT	J5300/E702 Rev D	19.07.2023
EV SOLO S7 CHARGER DATASHEET	PP-D-190258-1	19.07.2023
EV TWIN T7 CHARGER DATASHEET	PP-D-210225-1	19.07.2023
HIGH SECURITY CAR PARK ROLLER SHUTTER NBS SPECIFICATION	CRPK-SR2	19.07.2023
HIGH SECURITY CAR PARK ROLLER SHUTTER SECTIONS	CRPK-SR2 A	19.07.2023
HIGH SECURITY CAR PARK ROLLER SHUTTER PRODUCT BROCHURE	CRPK-SR2	19.07.2023

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