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/1181/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 23 (FLOOD RISK & SAFE ACCESS) AND 24 (TEMPORARY FLOODRISK MANAGEMENT) FOR RESIDENTIAL DEVELOPMENT AREA OF APPROVED APPLICATIONS AWDM/0511/21 AND AWDM/0204/20.

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
Head of Planning & Development
10/04/2025

SCHEDULE

Approved Date - 10/04/2025

23 Prior to the occupation of any phase, a Flood Risk Management Plan for each phase shall be submitted to and approved in writing by the Local Planning Authority. It shall include the ongoing arrangements for the provision, dissemination and updating of flood risk information and means of safe access and escape for occupiers of the site. The Plan thereby approved shall be implemented upon the first occupation of each respective phase and permanently adhered to unless the Local Planning Authority gives prior written approval for any variation.

Reason: *To manage residual risks 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 para 163 of the NPPF 2019.*

Approved Date - 10/04/2025

24 In the event that any building is to be occupied before the full completion of all flood risk defence and management measures for the site are completed, details of any temporary flood defence and management provisions shall be first submitted to and approved in writing by the Local Planning Authority and shall be fully implemented during such interim period.

Reason: manage residual risks 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 para 163 of the NPPF 2019.

Informatives / Notes to Applicant

01. Approval for Residential Area

For the avoidance of doubt this approval relates to the residential development area of the development site covered by Planning Permission AWDM/0204/20 and AWDM/0511/21, which may therefore now be occupied. A separate application for approval of a Floodrisk Management Plan will be required for the commercial development phase in the future and any temporary food risk management arrangements, if used in that phase.

02. Fire and Rescue Services

The applicant should ensure that the Emergency Flood Planning Document, and any future updated version is provided to:

- the West Sussex Fire and Rescue Service West Sussex County Council, Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB Phone: 0330 222 3117 | E-mail: frs.waterandaccess@westsussex.gov.uk, and

- the Safety and Resilience Manager, Adur & Worthing Councils, Town Hall, Chapel Road, Worthing,BN11 1HA 07879412971 http://www.adur-worthing.gov.uk

Plans Referred to in Consideration of this application

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
FLOOD ACTION SIGNAGE		03.03.2025
Applicants Email PMC Ltd.	03-03-2025 10.58hrs	03.03.2025
Applicants Email Hyde Housing	03-03-2025 11.51hrs	03.03.2025
EMERGENCY FLOOD PLANNING DOCUMENT	12276/07/HOP/RPT/01	16.09.2024

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