ADDENDUM REPORT

Item 5

Application Number:	**AWDM/0873/24**	**Recommendation - APPROVE, subject to consultation response from County LLFA.**
Site:	**Land East Of 1 To 11 Mercury House Ham Road**	
Proposal:	**Application to Vary Condition 27 of previously approved AWDM/1024/23 and AWDM/1450/21. Amendment comprising: Alternative landscape design, including use of containers for planting along site frontages (in order to accomodate underground drainage attenuation tanks), also provision of electricity substation within central courtyard, with associated changes to landscaping. Original description (as previously amended by AWDM/1024/23) : erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1-bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (class e) floorspace at ground floor, and associated parking and landscaping. Application to vary conditions 1 of previously approved AWDM/1450/21**	
Applicant:	The Hyde Group	Ward: St. Mary's
Agent:	HGP Architects	
Case Officer:	Stephen Cantwell	

Amended Plans and Additional Supporting Information

An amended plan has been received 30-08-24. This is appended on the following page, alongside the original approved plan. The applicant's comments are as follows:

The amendments to the courtyard layout & landscaping are in response to the officer's report and comments of Adur Residents Environmental Action (AREA). They incorporate several changes as follows to recover and enhance the amount of green amenity space provided and its visual and recreational amenity value:

- Planted grasscrete-type surface to the substation access area without compromising the ability for parking during servicing visits,

- More extensive use of wildflower planting, which is intended to aid biodiversity value.
- A additional tree alongside to assist in screening the substation, including views from the entrance archway,
- Re-introduction of bench seating to contribute to amenity value of the space, and its social recreational use.

Additional Consultation Responses

Tree officer: I consider the size, type and species of trees to be acceptable, and I am happy with the proposed maintenance. The containers are to be aluminium with wooden sleeper surrounds, and have water reservoirs built in, as containers are to be used. I consider that these will be suitable as the wooded element is for aesthetics and not structural.

Highway Authority: As this reverts to providing trees without planters [in Brighton Road], no concern is raised.

Environmental Health: No objection

County Lead Local Flood Authority (LLFA): Awaited

Planning Assessment Update

Following further discussion with the applicants, it is evident that provision of a substation at the height required for it's safe operation above floodwater level, is significantly greater than the ground floor height of the building. This mis-match precludes installation within either of the apartment buildings

Given the necessity of the free-standing substation building, the latest amendments of 30-08-2024 listed above and shown in the amended plan below are considered to strike an improved balance between this operational necessity and the quality of the space for the enjoyment of future residents. The reinstated and accentuated landscape planting together with the re-introduction of benches is now considered to provide a suitable and well landscaped outcome.

Three of the consultees have confirmed that they are satisfied with the amended plans to the Brighton Road tree planting and future maintenance, which includes irrigation watering for container trees in the courtyard and Eastern Avenue frontage. As such, only the response of the County Lead Local Flood Authority (LLFA), concerning the relationship of the trees to the drainage mains in Broughton Road remains to be received (this is due by 10th September). The recommendation below is therefore slightly amended to reflect this

Revised Recommendation: APPROVE, subject to consultation response from the County LLFA.

Appendix: Amended Plan 30-08-2024, and Previously Approved Plan



Proposed Courtyard Layout

Key:

1. Shade tolerant wildflower turf
2. Grasscrete type stabilisation paver covered with shade tolerant wildflower turf
3. Trees in planters
4. Benches for external seating
5. Single species planting groups
6. Mixed planting areas



Approved Courtyard Layout