FROST SITE, BRIGHTON ROAD, SHOREHAM

Discharge of Planning Condition 42 - Levels

23018-RVT-XX-GN-RP-A-7052 I 17.05.2024

RVT ARCHITECTS

Rev.	Date.	Revision Description.	Revised By.
R01	30.06.24	First Issue	RV

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2. INTRODUCTION

This report has been prepared with the aim of addressing Condition 16 of the approved Planning Permission by Adur District Council for a development of the former Frosts Cars site at 69-75 Brighton Road, Shoreham-by-Sea under application number: AWDM/2039/22.

Planning Consent has been granted for the following development details;

Demolition of existing buildings, construction of 176no. One and two bedroom residential apartments and commercial development over 4 blocks between 5 and 9 levels, basement parking and raised deck, new highway access, flood defences, drainage Infrastructure, landscaping and ancillary development. (Including changes in heights and reduction from previously proposed 183no. apartments to 176no.).

3. DETAILS OF PLANNING CONDITION

Condition 42 - Levels

The development hereby approved shall be carried out in accordance with the existing and proposed site levels shown in drawings:

- Flood Risk Assessment & Drainage Strategy - Stantec Ltd. November 2022, Appendix B1.1 - Topographical Survey and Appendix F - Ground Floor Plan Section Location and Sections A-I, and
- Ground Floor Drawings LP15B, PL18A, PL23A and PL28B

No other raising of levels shall be carried without the prior written approval of the Local Planning Authority

Reason:

In the interests of clarity and to minimise flood risk and because changes in levels may materially affect the appearance and impact of the development, in accordance with policies 15, 36 of the Adur Local Plan 2017, SH6 and SH9 of the Shoreham Harbour Joint Area Action Plan 2019.

4. INFORMATION PRODUCED TO SUPPORT DISCHARGE OF PLANNING CONDITION

Condition 42

To align with the recommendations in the Flood Risk Assessment & Drainage Strategy by Stantec Ltd, all level at commercial level, podium and residential floor levels are exactly as per the approved planning drawings and listed as below:

- The level of the floors in the commercial units at +4.400m
- The Podium Level is at +5.600m
- The lowest apartment floor level at +6.200m.

To minimise the risk to flooding in the basement, the basement floor level has been raised to +2.070m and +2.450. We understand that this is in line with the adjacent Free wharf development.

Please see enclosed drawing SHR01-RVT-XX-XX-DR-A-9951_Section Through Podium Vehicle Pedestrian Access illustrating key levels of the podium and building entrances.

5. CONCLUSION

The enclosed drawing clarifies the requested detail in regard to Condition 42 of the Planning Consent for the 69-75 Brighton Road development to minimise the risk of flooding to the development and to maintain an effective flood defence to the river front.

Appendix A – Supporting drawings

- SHR01-RVT-000-00-DR-A-9954_SITE PLAN – LEVELS
- SHR01-RVT-XX-XX-DR-A-9951_SECTION THROUGH PODIUM VEHICLE PEDESTRIAN ACCESS



LEVEL 00 LANDSCAPE PLAN SITE SET OUT

1 : 200

0m 4m 8m 12m 16m 20m

SCALE 1:200 @ A1

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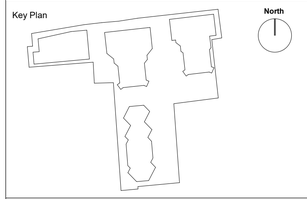
Notes

No.	Description	Date
P01	ISSUED FOR CONDITIONS DISCHARGE	07.05.24

Key Plan



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PROJECT NAME:

SHOREHAM BY SEA
69 - 75 BRIGHTON ROAD
SHOREHAM-BY-SEA
WEST SUSSEX BN43 6RE

VIVID

SITE PLAN - LEVELS

DRN.	DATE.	CKD.	DATE.	APP.	DATE.
TN	01.05.2024	GZ	02.05.2024	RV	03.05.2024

STATUS: FOR CONDITIONS DISCHARGE

SCALE: 1:200@A1

PROJECT No	ORIG.	VOLUME	LEVEL	DOC. TYPE	DISC.	SEQ. NUMBER	
SHR01	RVT	000	00	DR	A	9954	P01

PLOTTED AT 1:1 @A1

FILE PATH: Autodesk Docs://Shoreham By Sea/23018-RVT-DS-ZZ-M3-A-0005 - PCDILM.rvt



KEY PLAN
1 : 500



SECTION THROUGH PODIUM ACCESS
1 : 200

0m 10m 20m 30m 40m 50m
SCALE 1:500 @ A1

0m 4m 8m 12m 16m 20m
SCALE 1:200 @ A1

FILE PATH: Autodesk Docs://Shoreham By Sea/23078-RVT-DS-ZZ-M3-A-0005 - PODIUM.rvt

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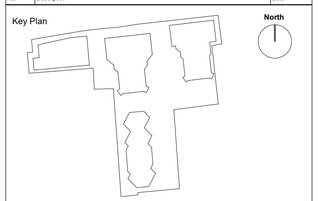
No.	Description	Date
P01	ISSUED FOR CONDITIONS DISCHARGE	23.06.24

Key Plan



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PROJECT NAME:
SHOREHAM BY SEA
VIVID

SECTION THROUGH PODIUM VEHICLE/ PEDESTRIAN ACCESS

DRN.	DATE	CKD.	DATE	APP.	DATE
PD	15.06.2024	GZ	20.06.2024	RV	23.06.2024

STATUS: CONDITIONS DISCHARGE
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