ADUR DISTRICT COUNCIL

Mr Daniel Percy
Real LSE Limited
8 Piries Place
Horsham
RH12 1DG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0325/22

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 (LANDSCAPING) OF PREVIOUSLY APPROVED AWDM/1281/19.

Location of Development
MANNINGS SURRY STREET 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.

GPeck

Gary Peck
Planning Services Manager
16/05/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 13/05/2022

4 With the exception of any demolition works or works below ground level, no development shall take place until a detailed scheme and timetable of landscaping has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) landscape planting, including species, size and number or planting densities,
b) measures for the enhancement of biodiversity,
c) indications of all existing trees at or immediately outside the site boundary and tree protection measures,
d) ground surfacing materials: type, colour, texture and finish,
e) any means of enclosure or gates: type, height, material and colour,
f) a maintenance plan to ensure establishment of this detailed scheme of landscaping.

These details and timetable shall be adhered to throughout the course of development works. All planting, seeding, turfing, biodiversity enhancement measures and ground surfacing comprised in the approved details of landscaping, shall be carried out in accordance with the timetable thereby approved and any vegetation or biodiversity measures or surfacing which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar type, size & species.

Reason: *To enhance the character and appearance and biodiversity value of the site in accordance with Policies 15 & 31 of the Adur Local Plan 2017.*

Informatives / Notes to Applicant

01. Whilst it is accepted that the existing tree at the northern boundary cannot be retained due to the position of the approved building, nor can a replacement tree be planted here due to the location of underground services, the applicant's proposal to enter discussions with the Highway Authority regarding tree planting in the adjacent verge in Ham Road, is strongly supported. This would require consideration of any requirements of the highway authority, including any nearby services.

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
LANDSCAPE MAINTENANCE PLAN FEBRUARY 2022	2144_P_P02	28.02.2022

Ref: AWDM/0325/22

Reference/Drawing Number	Version	Date Rec
PLANTING PLAN & SCHEDULE 3of3	2144-PP-003 Rev P2	28.02.2022
PLANTING PLAN & SCHEDULE 1of3	2144-PP-001 Rev P3	05.05.2022
PLANT SCHEDULE	2144	05.05.2022
PLANTING PLAN & SCHEDULE 2of3	2144-PP-002 Rev P3	05.05.2022