ADUR DISTRICT COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0110/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 7 (LANDSCAPE, PLAY AREAS AND BIODIVERSITY) FOR RESIDENTIAL PHASES OF 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
14/11/2023

SCHEDULE

Approved Date - 10/11/2023

7 A) Hard and soft landscaping ('soft landscaping' means new planting, associated ground preparation and biodiversity enhancement measures) for each phase of development shall completed 'according to the approved phasing plan under condition 3 of this permission, (with all planting to be completed no later than the first planting season following the occupation of each phase).

B) Before the commencement of development above ground level, (other than Enabling Works), and unless otherwise agreed in writing, the following details shall be submitted to and approved by the Local Planning Authority:

i) Amended landscape drawings (to replace drawings L-1000 Rev P02 and L-5001 P02; 2 P02; 11 P02 & 12 P02 listed in condition 1), to include the amended ramps and riverside seating area as approved by Site and Ground Floor Level drawings 200 P4 and 302 P4 and 303 P4,
ii) Details of hard landscaping materials and surfacing
iii) Details of provisions for formal and informal play & recreation
iv) Street furniture, including external seating
v) Planters and tree pits including irrigation and drainage
vi) Ground preparation to create a planting medium
vii) Biodiversity enhancement measures
viii) Details where appropriate, of any temporary landscaping at the public footpath along the Brighton Road frontage
ix) A maintenance plan to ensure full establishment of new planting

C) Development shall thereafter be carried out in accordance with the approved hard and soft landscaping plans, phasing plan and the details at B)(i-ix) above, and the planting maintained, in accordance with the approved details and the phasing plan. Any trees or shrubs 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 size and species.

Reason: *To ensure the provision, establishment and maintenance of hard and soft landscaping on the site, including provisions for play & recreation and biodiversity, and to provide for minor revision to the landscaping layout at point B i) in accordance with policies 15 & 30 of the Adur Local Plan 2017 and Policies SH 7& CA7 of the Shoreham Harbour Joint Area Action Plan 2019.*

Informatives / Notes to Applicant

01. This partial approval relates to details submitted in the current application relate to the residential phases only. You are reminded that further application for approval under this planning condition will be required for the commercial phase.

    You are also reminded of the requirements of part A of the original condition, namely, that landscaping details hereby approved relate to the phase of development shall be completed in according to the phasing condition 3 of the original planning permission, and should be completed no later than the first planting season following the occupation of each phase.

02. Should any temporary surfacing and landscaping of the footpath along Brighton Road be required, pending later works by the County Council to create the roadside cyclepath, the applicant should discuss this and may require further approval from the Local Planning Authority and Highway Authority.

03. Your attention is drawn to part C of the original condition states that development shall be carried out in accordance with the details as part of this condition. Any trees or shrubs 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 size and species.

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
BASEMENT DETAILS SHEET 9	DR-A-6009 T5	16.08.2023
FAIR FACED CONCRETE IMAGE AND NOTE		16.08.2023
EXTENRAL FINISHES SITE PLAN	DR-A-1008 T4	09.05.2023
Drainage Details - (SHOWING PLANTER ALONGSIDE RIVERSIDE PATH)	DR-C-9201 C1	09.11.2023
LOCATION PLAN	GHD4001-00-C	03.02.2023
GENERAL ARRANGEMENT 2/3	GHD4001-01-C	03.02.2023
GENERAL ARRANGEMENT 3/3	GHD4001-02-C	03.02.2023
PLANTING PLAN 2/3	GHD4001-03-C	03.02.2023
PLANTING PLAN 3/3	GHD4001-04-C	03.02.2023
DETAILED PLANTING SCHEDULE & SPECIFICATION	GHD4001-05-C	03.02.2023

Reference/Drawing Number	Version	Date Rec
PLANTER DETAIL	GHD4001-06-C	03.02.2023
HARD LANDSCAPE SCHEDULE 28-01-2023 Pgs 1-4	GHD4001	03.02.2023
SOIL WEIGHTS TABLE		03.02.2023
SOFT LANDSCAPE MANAGEMENT PLAN December 2022	GHD4001	03.02.2023

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

Ref: AWDM/0110/23