County Planning
County Hall
Chichester
PO19 1RH

Tel: 01243 642118

APPLICATION NUMBER: WSCC/007/21
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

To: Faithful & Gould
11 Bressenden Place
Victoria
London
SW1E 5BY

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development:

Application under section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of WSCC/023/20 to make alterations to approved landscaping at Seaside, Kings Gap, Shoreham-by-Sea BN43 5LE

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 11 January 2021 and subject to the conditions specified hereunder:

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990

Approved Plans

2. The development shall not take place other than in accordance with the approved plans:

   - Elevation Plans (References: 200201-CHK-SS-XX-RR-I-1009, -1010, --1011 and -1012);
   - Detailed Plant Schedule and Specification (Reference: LLD1905-LAN-SCH-002, Rev. 03. Date 03/03/2021);
   - Detailed Planting Plan 1 of 3 (Reference: LLD1905-LAN-DWG-200, Rev. 04. Date 08/04/20);
   - Detailed Planting Plan 2 of 3 (Reference: LLD1905-LAN-DWG-201, Rev. 03. Date 08/04/2020);
   - Detailed Planting Plan 3 of 3 (Reference LLD1905-LAN-DWG-203, Rev. 03. Date 08/04/2020)
   - Seaside Proposed Plans (Reference: 200201-CHK-SS-XX-DR-I-1021);
   - Hard and Soft Landscape General Arrangement Drawing (Reference: LLD1905-LAN-DWG-100, Rev. 06. Date 27/03/2020);

Date ….. **23 March 2021** ……. Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

- Hard and Soft Landscape Specification (Reference LLD1844-LAN-SPE-001, Date 07/08/2020); and,
- Site Location Plan (Reference: 200201-CHK-SS-XX-DR-I-1007, Rev T01. Dated March 2020).

Reason: to secure a satisfactory development.

Hours of Operation

3. Unless otherwise agreed in advance and in writing by the County Planning Authority no operations associated with the construction of the development hereby permitted shall take place outside the hours of:

08.00 and 18.00 Monday to Friday;

09.00 to 13.00 Saturdays;

and no operations whatsoever as authorised by this planning permission shall occur on Sundays, Bank or Public Holidays.

Reason: to protect residential amenity.

Landscaping

4. Within one month of the date of this decision, a planting aftercare and maintenance scheme shall be submitted to and approved in writing by the County Planning Authority. Any plants which fail to establish, are damaged, become diseased or die within 5 years of planting shall be replaced by the applicant in accordance with the original scheme or as agreed in writing with the County Planning Authority.

Reason: To ensure that trees and vegetation are maintained and enhanced, to protect and enhance the character and biodiversity of the site and surrounding area.

INFORMATIVES

A. the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant as per the request of consultees. As a result, the County Planning Authority has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

Date ….. **23 March 2021** ……. Signed: **Michael Elkington**, Head of Planning Services

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

(a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

(c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

(a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

(b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.