RAPLEYS

Planning Department
Adur District Council
The Shoreham Centre
2 Pond Road
Shoreham-by-Sea
BN43 5WU

Our ref: JAL
Your ref:
Date: 22 September 2023

Dear Sir/Madam,

Re: Approval of details pursuant to Condition 3 attached to planning permission AWDM/0322/23 at the car park of Holmbrush Centre, Shoreham-by-Sea.

I write on behalf of my client, BP Pulse, to submit details relative to the above condition for the local authority's approval.

By way of background, planning permission (Ref: AWDM/0322/23) was granted by the local authority in June 2023 for:

'Works to car park including the installation of eight electric vehicle charging bays, six with their own dedicated charging unit and one pair sharing a charger, a substation enclosure and associated electrical equipment.'

Condition 3 of this consent confirms that:

'No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants 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, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building(s).'

In this context, please find attached a hard and soft landscaping scheme which:

- Confirms where vegetation will be removed (for clarity all vegetation will be removed within the red line boundary, as this is necessary for the installation of the EV charging hub – as such, it is not possible to identify any details of trees to be retained;
- Confirms which materials/treatments are proposed in respect to hard and soft landscaping, and
- Confirms protection measures to be adopted in terms of the existing landscaping, outside of the site.

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Given the very modest scale of the development proposal, and given the extent of the red line of the relevant permission, we consider this is more than sufficient for the local authority to be satisfied that any landscaping issues will be satisfactorily addressed. As such, we trust that it will be supported by the local authority, and the details approved at the earliest possible juncture. If further information is required, please contact Jason Lowes using the contact details below.

Yours faithfully

Jason Lowes

Jason Lowes
BSc (Hons) DipTP MRTPI
Partner - Town Planning
jason.lowes@rapleys.com
07899 963524