DELEGATED REPORT

AWDM/1186/24 | Application for Approval of Details Reserved by Condition of Approved AWDM/0786/23 - Condition 7 (Landscaping and Trees, including Maintenance) | Site Of Former Hm Revenues And Customs And Land South Of Hm Revenues And Customs Barrington Road Worthing West Sussex

Submitted Information

- Drawing: Hard Landscape General Arrangement Sheets 1 (West) & 2 (East) prepared by new Leaf studio on behalf of McCarthy Stone, received 16.09.2024.
- Drawing: Stockholm Structural Tree Pits (section drawings) prepared by new Leaf studio on behalf of McCarthy Stone, received 16.09.2024.
- Drawing: Detailed Planting Proposals Sheets 1 (West), 2 (East), and 3 (Sales) prepared by new Leaf studio on behalf of McCarthy Stone, received 30.10.2024.
- Landscape Management Plan and Maintenance Specification Management Plan prepared by new Leaf studio on behalf of McCarthy Stone, received 16.09.2024.
- Specification for Soft Landscape Works prepared by new Leaf studio on behalf of McCarthy Stone, received 16.09.2024.

Condition 7 (Landscaping and Trees, including Maintenance)

a) Within 3 months of commencement of development works a detailed landscaping scheme of soft and hard landscaping, in conformity with the submitted Landscape Proposals DrawingMCS759/Drg01 P3 which shall include details including size and species of not less than 25no. new trees to be planted (including trees which are advanced heavy standard or larger), and sizes and densities of other planting, shall be submitted to and approved by the Local Planning Authority.

b) Within 3 months of commencement of development works a detailed scheme of site preparation to enable effective establishment of new planting and long-term aftercare, including trees and future tree pruning regime to shall be submitted to and approved by the Local Planning Authority.

c) Development shall only be carried out and occupied in accordance with the details approved under a) & b) above and shall be permanently adhered to The approved details of hard landscaping shall be completed prior to occupation of the building and all planting shall be completed during the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

d) Any trees or plants comprising part of a) - c) above, 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.

{\b Reason}: {\i To ensure a well landscaped development in the interests of amenities and biodiversity and to ensure maintenance, including new trees and their effectiveness in screening to the northern boundary in accordance with Policies DM5, DM6, DM9, DM18 and DM19 of the Worthing Borough Local Plan 2020 - 2036 and the NPPF, 2023.}

Assessment

As part of this application the Council's Tree and Landscape Officer was consulted.

Following the receipt of revised drawings to incorporate the additional details as requested by the Council's Tree and Landscape Officer, that was the larger size of some feature trees to a minimum of 12-14 cm girth Heavy Standards 3m+, it was confirmed that the submitted details were satisfactory and the condition can be discharged.

The planting plan includes the northern boundary mixed tree planting, as already included in the planning permission.

The applicant has sufficiently addressed the matters set out in the condition within the submission as amended.

Conclusion

The submitted details in respect of condition 7 of AWDM/0786/23 are considered to be satisfactory enough for its complete discharge.

It is noted that there are other conditions which have been imposed as part of the approval for AWDM/0786/23 which remain outstanding.

Officer: Jason Albon 22 November 2024

Agreed by Officer: Stephen Cantwell 2nd December 2024