

ADDENDUM

Application Number:	AWDM/0886/23	Recommendation - APPROVE subject to a planning Agreement and the receipt of remaining comments from Consultees
Site:	New Wharf, Brighton Road, Shoreham	
Proposal:	Demolition of existing warehouse and erection of an 8 storey building and basement, comprising 62 residential units (Class C3) and commercial floor space (Class E), with associated basement parking, access, and landscaping.	
Applicant:	Metrocity Consulting Ltd	Ward: St Mary's
Agent:	ECE Planning Limited	
Case Officer:	Stephen Cantwell	

Updated Information:

The applicant has provided the following responses to the Committee Report:

- **Housing** - *All dwellings are M4(2) - Accessible and Adaptable (pg.32)*
- **Service Delivery Arrangements (pg 29)** - *Deliveries and services will be made via the basement. There is a 2.6m height headroom available within the basement which is sufficient for a typical online shopping delivery vehicle. A swept path analysis drawing has been produced showing the unloading provision and turning space requirements for a typical online shopping delivery vehicle within the basement car park.*
Officer Comment - the question of how other larger deliveries would be managed such as furniture removals, would be required under proposed planning condition 18
- **Access for Fire Tenders (pg 29)** – *Access to the west of the site/utilising the Free Wharf entrance has been used to limit the distance that firefighters need to travel to the dry risers to limit firefighter fatigue, this has been accepted by HSE as part of the Fire Strategy.*

We would not anticipate any occupation of the proposed New Wharf development site until at least 2027. Based on the current delivery of Free Wharf, Phase 1 is nearing completion and Phase 2 is expected to be delivered in March 2025. Our site borders Development Phase 1 as such it is reasonable to assume that the proposed road will be delivered and completed significantly ahead of the delivery of our site.

Officer Comment - the probable timing of the Free Wharf development and availability of the access road is in reasonable accordance with the most up to date knowledge of the Free Wharf development programme. An additional planning condition could be applied as follows:

Condition: Prior to occupation of the development hereby approved, confirmation shall be submitted to and approved in writing by the Local Planning Authority, together with appropriate evidence, that access for fire tenders is available in accordance with the approved Fire Strategy [document reference]. The development shall only be occupied in adherence with the access arrangements thereby approved, unless the Local Planning Authority gives prior written approval for any alternative arrangement.

Reason: *In the interests of fire and highway safety, to ensure that appropriate access is permanently available in accordance with policies 15 & 28 of the Adur Local Plan 2017 and SH5 & SH9 of the Shoreham Harbour Joint Area Action Plan 2019 and NPPF 2023.*

Section 106: (Table 4):

No comments, apart from noting that the Travel Plan costs at point 3) will be in addition to the £433K 106 infrastructure total agreed.

We also note, as clarified by communication with the officer, that car club bays mentioned in point 2) are optional and not obligatory, should the developer/supplier wish to do so

Officer Comment: This is correct, the car club obligations at point 4) do not require provision of a vehicle on-site, but require that reasonable endeavours must be made to ensure that access is provided to others nearby. Point 4) requires paid membership & drive time payment to provide opportunity and encouragement to the proposed New Wharf residents.

Requested changes to draft conditions

- Condition no 3 – exclude site survey works – these will impact the other elements of the Construction Management Plan (CEMP) under condition 39.

- Condition no 4 – delete the reference “*with the exception of Enabling Works...*’
- Condition no 5 – add: ‘*Any*’ public art
- Condition 33 and 34 – add: ‘*unless otherwise agreed in writing with the LPA*’
- Condition 38 – Add ‘*excluding demolition and enabling works*’ to the first line

Officer Comment: These changes are considered acceptable, subject to the agreement of the Environmental Health officer regarding the change to condition 3.

Reasonable Endeavours Clause - s106

The Committee report suggests a reasonable endeavours clause to renegotiate with Southern Housing (the adjoining developer) regarding the location of the small car park on the road frontage. Given the above comments, in connection with the need for fire tender access and the benefits of larger delivery vehicles accessing the site via the adjoining development, it is considered that the s106 should also require reasonable endeavours to ensure that these matters are negotiated post planning.

Recommendation: Remains as stated in the agenda, subject to the condition changes and the amendments to the s106 Heads of Terms as set out above.