

ADDENDUM TO PLANNING COMMITTEE AGENDA
MEETING DATE - 6 April 2021

The following agenda items have the following updates to the original Committee reports.

AWDM/2139/20: The Pilot, Station Road, Southwick, BN42 4AE

PROPOSAL: Demolition of existing building and construction of a new six storey building containing 34 one & two bedroom flats; 70sqm ground floor commercial space (Class E); 21no. parking spaces (18no. within a new basement); access ramp; cycle and bin stores and associated landscaping.

Clarification for the Officer report

At para 1, page 25, insert the following updated text (indicated in bold):

*‘....the proposal provides, through the use of private balconies, ground floor terrace and communal open space approx 634sqm (private amenity **377sqm** and communal space 257sqm)...’*

Additional Consultation Responses:

WSSC Strategic Planning - Request financial contributions as follows:

- Education - £49,095 (Primary (£21,072), Secondary (£22,680), 6th Form (£5313))
- Libraries - £8,448
- Fire and Rescue - £653
- Total Access Demand - £43,307

WSSC Highways - No objection subject to Total Access Demand contribution of £43,307 (which can also go towards local cycleway schemes identified with the local plan and JAAP) and a travel plan being secured which includes provision for the promotion of car club and car sharing schemes.

WSSC Archaeology - Comments awaited.

Adur and Worthing

- *Environmental Health (Public Health)* - No objection
- *Parks and Leisure* - No objection subject to suitable financial contributions being secured towards open space improvements within the locality.
- *Housing* - No objection subject to AH units being mixed within the scheme (i.e. not segregated)
- *Shoreham Harbour Regeneration Manager* - No objection

West Sussex Clinical Commissioning Group - No objection subject to £30,320 being secured towards local (primary) healthcare provision.

Sussex Police Security Advisors - No comments received.

Officer Comments:

WSCC Archaeology

Whilst comments are awaited from WSCC Archaeology, a planning condition can be imposed to secure a written scheme of archeological investigation to mitigate any archaeological impacts where required.

Noise Environment

Following the receipt of additional information your Environmental Health Officer is satisfied that concerns relating to overheating and foundation design can be addressed through planning conditions requiring details of an overheating assessment and foundation design to be provided. In relation to the external amenity space, the balconies will now include solid fixed glazed screens behind the balcony railings to help improve the noise environment for future occupiers.

Open Space

A financial contribution is required to meet the Councils Open Space requirements off site, which would be spent on enhancing Fishersgate Recreation Ground or Kingston Beach. The amount of financial contribution is currently under discussion.

Public Art Provision

In accordance with the provisions of the Planning Contributions for Infrastructure SPD Policy 'Per cent for Art', Adur Local Plan Policies 15 and 29 and the JAAP, a financial contribution (potentially 1-5% of the build cost) shall be secured towards Public Art within the locality and this is currently being agreed with officers.

Amended Recommendation

Officer recommendation as set out on pages 30-34 of the committee report with the following updated list of obligations (changes indicated in **bold**) and 4 additional planning conditions (no.35-38):

Planning Obligations:

No.	Matter	Note
1	Affordable Housing	30% provision with 75% social / affordable rented (based on Local Housing Allowance) and 25%: intermediate tenures Affordable Housing Layout to be approved
2	Highway Provisions	Financial contribution if required towards local highways improvements.

3	County Infrastructure	Financial contributions for: 1. Education (primary) (£21,072) 2. Education (secondary) (£22,680) 3. Education (6th form) (£5,313) 4. Libraries £8,448 5. Fire and Rescue £653 6. Total Access Demand - £43,307
4	Open Space	Financial contribution [£tbc] for open space / recreation space/ improvement.
5	District Heating	Provisions for connection to Shoreham Harbour District Heating System when available.
6	Air Quality Mitigation	Financial contribution [equivalent to £11,937] for air quality mitigation measures and monitoring.
7	Site Management	Management & Maintenance of: 1. Site management plan – incl. car and cycle storage; 2. On-site heating system and future district heating system elements on site; 3. Surface water drainage – management & maintenance strategy 4. Bin stores and bins; 5. Planting and communal areas, including watering and pruning; 6. Any noise attenuation measures.
8	Healthcare	Financial contribution of £30,320 towards local healthcare infrastructure.
9	Public Art	Financial contribution of (£tbc) towards public art provision.

Additional Planning Conditions (no.35-38):

No. 35 - Details of Hydrants/Water supplies for the purposes of fire-fighting.

No. 36 - Overheating assessment to be provided.

No. 37 - Details of foundation design to be provided

No. 38- Provide written scheme of archaeological investigation (where required by WSCC Archaeology)