

ADDENDUM REPORT

Application Number:	AWDM/1473/21	Recommendation: <i>see below</i>
Site:	69 - 75 Brighton Road, Shoreham-By-Sea, West Sussex	
Proposal:	Demolition of existing buildings, construction of 80no. 1 bedroom and 103no. 2 bedroom residential apartments and commercial development over 4 blocks between 5 and 9 levels, basement parking and raised deck, new highway access, flood defences, drainage infrastructure, landscaping and ancillary development.	
Applicant:	Shoreham Brighton Road Ltd	Ward: St Mary's
Agent:	Waller Planning	
Case Officer:	Stephen Cantwell	

Amended Plans and Additional Supporting Information

Highways:

- An informal plan has been received, showing the potential relationship between the future cyclepath in Brighton Road with new access and delivery layby. The cycle path has been relocated on the pavement side of the layby. The Highway Authority comments that this appears to be acceptable.



- The applicant has confirmed that between 2-4 wheelchair user dwellings (M4 3) can be provided. These would be in blocks 2 or 3, which have direct lift access to the basement car park.

Air Quality:

An amended Air Quality Assessment has been received and passed to the Environmental Health officer for comment.

The applicant has confirmed that there is no parallel need to update the transport assessment, which relies on up to date figures.

Fire Assessment

An updated Fire Statement has been provided, as requested by the Health and Safety Executive (HSE). This has been forwarded to HSE and to the County Fire and Rescue Service for their responses.

Energy and CO2

The applicant's consultant has confirmed that 32% of total energy will come from low carbon source of the air source heat pumps; these provide all space heating and 90% of hot water heating. Although Building Regulations thresholds were increased in June 2022, so that the overall 39% CO2 saving measured relative to previous regulations now reduces to around a 10% improvement over current Regulations, this does not mean the performance has worsened, rather it is compared against a different – more challenging - baseline. They also anticipate a further improvement by the installation of mechanical ventilation with heat-recovery (MVHR), as required by the Environmental Health officer as part of noise mitigation.

Car Club & Basement Parking

A minimum of 2 vehicles will be provided, with associated spaces reserved for up to 8 in total, subject to demand as the numbers of people signing-up increases. Details of how the Car Club will be advertised to people within the development and surrounding area can be set out either in relation to a condition or the Travel Plan.

Car Club members, including those not living within the site, would be provided with an electronic fob, key code, ANPR or similar, to allow them access to the Car Club spaces in the basement.

There will be a form of automated raising barrier and a separate demountable flood barrier, to be installed in place upon receipt of early flood warning from the Environment Agency.

Cycle parking within the basement can be caged, to add further security. The use of tiered racks inside these cages can increase cycle parking to 400no. overall.

Electric Vehicle Charging will be increased to meet the current County 37% percent 'live' requirement.

Other Matters

The applicant confirms that:

- At least 2-4 units within either buildings 2, 3 and 4 can be made wheelchair compliant. as part of the s106 agreement
- Entrance lobbies will have wheelchair lifts are proposed next to the small flights of stairs
- Lift and staircase access is also provided access to the communal residents-only roof garden on Block 1. The applicant believes that similar, smaller gardens on blocks 2 & 3 would be usable, providing also be dual aspect, views
- Window / door frames - will be dark grey metal.

Additional Consultation Responses

Highway Authority

The proposed cycle route scheme in the recent informal amended drawing resolves the issue of the layby being the development side of the cycle route. Subject to a revised safety audit we are more comfortable in the likelihood of these details being agreed

An initial costing exercise submitted with this plan will need to be revised to ensure that the costs of future changes [for example to the pavement and kerb alignment] required to form the cycle path are included. This additional contribution will need to be added into the legal agreement.

Environmental Health Officer - Comments on amended Air Quality Assessment are awaited.

WSSC Lead Local Flood Authority - Comment on Amended Plans:

The LLFA welcomes the extent to which the applicant has sought to embrace the principles set out by the West Sussex Over the Wall Drainage Project. Consistent with the commitment made in page 2 of A. Drainage Technical Note dated 22 Jun 22. it is recommended that the application be conditioned as follows:

No works (other than enabling works should commence until the applicant has provided evidence in the form of model simulations as follows :

a) a 30 year climate change rainfall event combined with a 2121 MHWS tide, to demonstrate no flooding;

b) a 100 year climate change rainfall event combined with a 2121 MHWS tide, to demonstrate flooding on site is safely managed and does not increase flood risk elsewhere; and

c) a 2 year climate change rainfall rain-fall event combined with a 2121 200 year tide, to demonstrate flooding on site is safely managed and does not increase flood risk elsewhere.

Additional Representations

3 further objections

Overdevelopment,

Should not go ahead until all planning conditions have been met.

Inadequate parking

Children's play provision is minimal

Drainage system in Shoreham is already overloaded

Too many flats being built

Too much traffic

Nine storeys too tall

Not enough doctors, dentists etc.

Planning Assessment Update

Heritage

The Officer report to the Committee examines several heritage assets in the Heritage Section; the Setting of the Grade I St Mary De Haura Church in the town centre; the setting of the eastern side of the Shoreham Conservation area in the New Road environs (including the two listed villas at 53-55 New Road); the setting of the undesignated Duke of Wellington PH and the Scheduled Ancient Monuments at Shoreham Fort at the eastern end of Shoreham Beach and the Marlipins Museum in the High Street.

By way of clarification, in respect of the Grade I listed St Mary De Haura Church, the significance of the Church as the singular, predominant vertical form at the heart of the historic town centre, is not considered to be significantly impacted upon by the proposed development, which is seen between the existing, recent substantial buildings at Mariners Point and those under construction at Free Wharf, as well as the future Civic Centre redevelopment.

As such, any degree of harm from the additional mass formed by the proposal, would be less than substantial to the high-grade heritage value of the listed Church, due to distance and the visual association of the new building with the scale of new buildings within which it would be set in views from the Adur Footbridge, Shoreham Beach and west of Norfolk Bridge.

In closer views of the site from the edge of the Conservation Area in New Road, and the setting of the listed villas, any heritage impact or harm is also considered to be less than substantial. This is due to a combination of the partial visual separation between New Road and the site by other buildings, also the new landscaped frontage of the site as well as the more considered architectural form, including some locally referenced detailing, in replacement to the existing buildings on the site frontage.

The change to the setting of the undesignated Duke Of Wellington public house will be greater than from the Conservation Area, but for similar reasons as above (improved architectural quality and landscaping), the impacts are not considered to harm the setting of this distinctive bay-fronted building and bring an overall improvement to its urban context, with the considerable benefits of added vitality from the commercial frontages, use of new footpath routes and increased local resident population.

Finally, the Scheduled Ancient Monuments (Shoreham Fort and Marlipins), are too distant from the site and visually separated by other buildings such that these assets and their settings are not affected by the proposals.

Revised Recommendation

Recommendation

To APPROVE the development with the decision to issue the planning permission to be delegated to the Head of Planning and Development subject to:

- i) The receipt of satisfactory comments from the Highways, HSE and Environmental Health;
- ii) The completion of a s106 agreement securing affordable housing and the development contributions set out in the report other than minor variations agreed in consultation with the Chair of Planning Committee and,
- iv) Subject to the following planning conditions:

Additional Conditions to include:

- 1) As Lead Local Flood Authority recommendation above
- 2) Tree pit details to be submitted and approved.
- 3) Privacy screens to be used between flats/balconies