Development Management – Delegated Officer Report

Application Numbers AWDM/1049/25

Recommendations: Approve

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Approval of details reserved by condition 12 (Sustainability - Energy) of application AWDM/1315/22 (Phase 1 element only (part iii)).

Proposal

This application relates to phase 1 of the development, which comprises the two roadside frontage blocks G-G1 & H. It provides verification of the energy strategy as implemented for this phase, under part iii) of condition 12.

Submitted Document

- AS-BUILT ENERGY REVIEW - RP-N-0001. By CGP-MEP Dated 4th Aug 2025

Condition 12. Sustainability - Energy

i) The phase 1 development shall be completed in accordance with the Revised Permitted Energy Strategy Revision 2, dated 13 November 2020 by Couch Perry Wilkes, as updated by the Calford Seaden Document Titled: Response to Condition 12 Document REV 00 Dated 04.07.21 prior to its occupation.

ii) Later phases of the development shall be completed in accordance with the Energy & Sustainability Statement Revision 02 (L220039), dated 27th July 2022 by Calford Seaden, prior to their occupation. All phases shall incorporate the sustainable energy and heat management measures described in these documents, including:

a) Energy efficient building fabric;
b) LED internal & external lighting;
c) Provision of Solar panels;
d) Mechanical Ventilation with Heat Recovery System (MVHR), with summer bypass;
e) Building Energy Management Systems;

unless the Local Planning Authority gives prior written approval for any variation.

iii) Written confirmation, including independent professional verification, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of each phase of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have achieved the target CO2 reduction below the baseline model including renewable energy, as identified in the respective Revised Permitted Energy Strategy and Energy Statement Energy Statement. Each verification document shall include any proposed and timetabled remedial measures if these targets have not been met in a phase, in which event the remedial measures thereby approved shall then be implemented in accordance with that timetable.

Reason: *In accordance with the submitted application, to ensure that the development is sustainable and makes efficient use of energy, water and materials to achieve CO2 reductions having regard to the National Planning Policy Framework and policies 18 & 19 of the Adur Local Plan and SH1 of the Shoreham Harbour Joint Area Action Plan 2019.*

Planning History:

AWDM/1497/17/ 540 dwellings & Commercial Space etc. **Approved August 2018**

AWDM/1315/22/ S.73 Minor Material Amendment increasing dwellings to 587no and amended commercial floorspace etc. **Approved March 2024**

Consultations: None

Representations: None

Relevant Planning Policies:

Adopted Worthing Local Plan (2023): SP1, DM5.
National Planning Policy Framework (CLG 2024)
Planning Practice Guidance (CLG 2024)

Planning Assessment

As required by iii) above this condition discharge application includes an independent professional verification to confirm that the sustainable measures implemented have achieved the target CO2 reduction below the baseline model including renewable energy, as identified in the respective Revised Permitted Energy Strategy and Energy Statement Energy Statement.

The statement confirms that as built the development meets the sustainability measures for this phase of development and in particular states that,

• *Building Regulations Part L1A minimum requirements have been achieved*
• *Energy Hierarchy adhered to:*
• *'Be Lean' – performance of the building fabric greater than the minimum Building Regulations*
• *'Be Clean' – means to allow for future connection to a district heating mains*
• *'Be Green' – a 49.7kWp PV array achieving a* ***13% reduction*** *in carbon emissions produced by regulated energy consumption.*

The submission also explains how this phase of the development would connect to a District Heat Network (if installed along Brighton Road at a later date) and states that,
'The point of connection of a district heating main to the thermal substation in Block H is demonstrated as well as the location of the future thermal substation and the below ground mains connecting Block H to Block G. To facilitate the connection to the district heating mains if it was to be distributed along Brighton Road, a new below ground mains would have be installed to route from the

highway to the point of connection in Block H in accordance with Planning Condition 12'

The submitted details are acceptable and meet the requirements of Condition 12.

Recommendation: Approval

Officer: James Appleton Date: 27/10/25

Authorised by: Stephen Cantwell Date: 27th October 2025