Development Management – Delegated Officer Report

Application Numbers: AWDM/0586/21 & AWDM/0507/21

Recommendations: Approval

Site: Kingston Wharf, Brighton Road, Shoreham.

Proposal:

AWDM/0507/21: Application for Approval of Details Reserved by Condition 3 (Phasing (and Enabling Works)), and

AWDM/0586/21: Application for Approval of Details Reserved by Conditions 4, (Enabling Works), 33 (Sustainability - Heat Network) – partial approval, 43 (Construction Environment Management Plan) and 45 (i) (Employment & Skills)

of previously approved AWDM/0204/20.

These conditions are:

3. Phasing (and Enabling Works)

a) Prior to commencement of any works on site a phasing programme, (which shall include any phase or phases of Enabling Works) shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented in accordance with that phasing programme and details required under conditions of this planning permission, shall be submitted and approved in accordance with that phasing programme.

b) For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following:

i. Demolition of existing buildings above ground level.
ii. Removal of building foundations & slab and associated above ground cables, pipes or ducts
iii. Breaking-up and crushing of existing hard-standings.
iv. Removal of below ground cables, pipes or ducts
v. Re-routing of existing sewer main
vi. River-wall survey works, including excavation to assess existing condition.
vii. Site survey works (other than river-wall survey) to inform the design of remediation works.
viii. Creation of a piling mat using clean rubble or similar clean

material.

Reason: *To provide for phased but comprehensive and co-ordinated development of the site in accordance with the general and site specific policies set out in the Adur District Local Plan 2017 and the Shoreham Harbour Joint Area Action Plan 2019.*

4. Enabling Works

The following Enabling Works at condition 3b) shall only be undertaken after the following details have been submitted to and approved in writing by the Local Planning Authority:

(iii) Breaking-up and crushing of existing hard-standings.

Details of measures to manage and minimise noise, vibration and dust.

(iv) Removal of below ground cables, pipes or ducts

(v) Re-routing of existing sewer main

(vi) River-wall survey works, including excavation to assess existing condition.

Details of measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust.

The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

Reason: *To manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, and to manage impacts of noise, vibration and dust in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

33. Sustainability - Heating Network

With the exception of Enabling Works, no other phase of development shall take, unless otherwise agreed in writing, until the following details have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the details thereby approved:

i. Details which identify the supply of all space heating and hot water in the buildings by a centralised, communal wet system,

ii. Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to a future heat network,

iii. Details of a safeguarded pipe run into, though, and out of the site to connect the plant rooms with the proposed heat network,

iv. A strategy to facilitate the connection of the network to the development; and

v. A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, open space and public areas of the development, and carry out repair and maintenance work to any heat network infrastructure; and

vi. Measures to protect plant rooms and other related equipment from flood risk

43. Construction Environment Management Plan

Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

a) the anticipated number, frequency and types of vehicles used during construction,
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste,
e) the location of any site compound and site office,
f) the storage of plant and materials used in construction of the development,
g) arrangements for efficient construction waste management,
h) measures to be place to deal with minimise risk of and respond to any accidental spillages including containment and clear-up,
i) a Dust Management Plan incorporating the dust control measures,
j) a commitment to no burning on site,
k) the erection and maintenance of security hoarding, including provision of public information about the development and viewing ports,
l) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
m) details of any external lighting during the development//construction period, including provisions to avoid any hazards to shipping and activities at Shoreham Harbour Port, in liaison with the Shoreham Port Authority
n) details of public engagement both prior to and during construction works including neighbouring and nearby residents (including those at Shoreham Beach), businesses and other occupiers.

Reason: *In the interests of highway safety and the amenities of the area and to minimise the risk of pollution, hazards and noise and to safeguard the*

amenities of neighbouring and nearby occupiers during the period of development works in accordance with Policies 8, 15, 28 & 34 of the Adur Local Plan, 2017 and para 170 & 180 of the NPPF 2019.

45. Employment & Skills

i) Prior to the commencement of the development, with the exception of enabling works hereby approved, an Employment and Skills Plan shall be submitted to and approved in writing by the Local Planning Authority to include provisions for working with local learning, skills and employment group (s) and/or colleges and/or training establishments, in order to procure local labour and arrange apprenticeship(s) and skills training during the construction phase.

ii) Prior to the commencement of the use of the business centre building, an Employment and Skills Plan shall be submitted to and approved in writing by the Local Planning Authority to include provisions for working with local learning, skills and employment group (s) and/or colleges and/or training establishments, in order to procure local labour and arrange apprenticeship(s) and skills training during the operational phase, including the provision of apprenticeship(s) and training in the operation of the business centre building.

The approved Employment and Skills Plans thereby approved under i) & ii) above shall be implemented and adhered to throughout the construction phase and in the operation of the business centre development respectively.

Reason: *To promote employment and education facilities alongside the development hereby approved, to accord with the application as submitted and in accordance with the Shoreham Harbour Joint Area Action Plan, 2019.*

Documents Submitted and Consultation Responses:

Condition 3 - Phasing (and Enabling Works)

Documents:

Phasing Programme Revision H. Dated 07/2/22

Commencement Enabling Works Phase (PMC Drawing received 15th October 2021)

20086 HGP PL2 Proposed Site Plan Phase 1 - Commercial Unit Handover (Based on HGP Drawing received 12/8/21)

20086 HGP PL2 Proposed Site Plan Phase 2 Block A (Based on HGP Drawing received 12/8/21)

20086 HGP PL2 Proposed Site Plan Phase 3 Block B & C (Based on HGP Drawing received 12/8/21)

Construction Phase Plan. SF 0000 C476-OPS-DOC-CPP. Soilfix Ltd. Date. 12.2020 received 31 March 2021

Consultees:

Environment Agency: 'We have reviewed the submitted Remediation Method Statement (C476.PMC-RMSRev1) and do not have any concerns with regards to groundwater and the proposed enabling works'.

Marine Management Organisation (MMO):
Reminder that the applicant should ascertain whether any works are below the Mean High Water Spring Mark, and if so, to obtain an MMO licence.

Council Engineer (Drainage): We have no comments.

WSCC Lead Flood Authority: We have no comments.

WSCC Highway Authority:

(13th April 2021) No objection

(27th & 29th September) Further comments

Refers to discussions with applicant noting closure/hoarding off of the southern to accommodate the works so pedestrian use will be prohibited

There are 2 central refuge crossings to be closed; one to be repositioned at the eastern end of the works. The construction of this temporary crossing is to be determined at a future date. Works likely to cause the most minimal of disruption to all around and further discussions will take place with developer

Requested additions to CEMP to include wheel washing, trip frequency and on-site parking of larger vehicles. Planning officer note: These details now included: initially 40—50 lorries/day during excavation, reducing to a 2-10 daily later in the build. On site 40 parking spaces for commercial vehicles and wheel washing are now included.

Condition 4 - Enabling Works

Documents:

Remediation Method Statement (C476.PMC-RMSRev1) 02/03/2021– Soilfix Ltd.

River Wall Replacement Works Method Statement 08.07.2021 Blanchard Wells Ltd.

Construction Phase Plan – Demolition & Clearance Work 8699 Issue One PMC ltd. dated 09/02/2021

Construction Noise Assessment 1156.001M. 0 NA. 7th Wave Acoustics 12th August 2021

(see also: Construction Management Plan Revision A 15th October 2021)

Consultees:

Environment Agency: 'We have reviewed the submitted Remediation Method Statement (C476.PMC-RMSRev1) and do not have any concerns with regards to groundwater and the proposed enabling works'.

Marine Management Organisation (MMO):
Reminder that the applicant should ascertain whether any works are below the Mean High Water Springs Mark, and if so, to obtain an MMO licence.

Southern Water:
Standard comments. A decommissioned water main crosses the site for which separate consent will be required.

WSCC Highway Authority: No objection

Council Engineer (Drainage): We have no comments.

Environmental Health: No Objection:

(14th May): Site Remediation Statement Acceptable

(11th Oct): Piling Statement & Construction Noise Assessment - There is a good 100+metres to the nearest residential property on the other side of the river, so I am not majorly concerned. Recommend that they apply for S61 Consent under the COPA1974 to allow for review of construction noise issues in more detail at this time.

Condition 33 – Sustainability Heating Network

Documents:

Condition 33 Brief Description of Central Plan – received 31st March 2021

Drawing AD6370-017-M08

Consultees:

N/A

Planning officer comment: The submitted document implies a communal wet CHO system, but confirmation is needed. What are arrangements for protection against flood risk in the basement - Condition 33 (vi) refers.

Condition 43 - Construction Management Plan

Documents:

Construction Management Plan – Kingston Wharf. Revision A 12th October 2021. PMC Construction & Development Services. Received 15th Oct 2021

Logistics Plan. Drawing 20086 HGP PL200 P2 – Labelled 'Kingston Wharf Logistics Plan'. Received 15th Oct 2021

Construction Noise Assessment. 1156.001M 2.0 NA 7th Wave Acoustics 12th August 2021

Consultees:

Environmental Health: (11th Oct): Piling Statement & Construction Noise Assessment - There is a good 100+meters to the nearest residential property on the other side of the river, so I am not majorly concerned. Recommend that they apply for S61 Consent under the COPA1974 to allow for review of construction noise issues in more detail at this time.

WSCC Highway Authority:

(13th April 2021) No objection

(27th & 29th September) Further comments

Refers to discussions with applicant noting closure/hoarding off of the southern to accommodate the works so pedestrian use will be prohibited

There are 2 central refuge crossings to be closed; one to be repositioned at the eastern end of the works. The construction of this temporary crossing is to be determined at a future date. Works likely to cause the most minimal disruption to all around and further discussions will take place with the developer.

Requested additions to CEMP to include wheel washing, trip frequency and on-site parking of larger vehicles. Planning officer note: These details now included: initially 40—50 lorries/day during excavation, reducing to a 2-10 daily later in the build. On site 40 parking spaces for commercial vehicles and wheel washing are included.

Condition 45 - Employment & Skills Plan

Documents:

Employment & Skills Plan – Kingston Wharf. Revised October 2021. PMC Construction & Development Services.

Consultees:

Economy & Skills Officer: Received revised version of E&S Plan in October 2021. This is now the basis of project delivery planning with developers (initiation meeting took place 2nd February 2022 between the E & S officer and developer team PMC).

Planning officer note: This plan relates to the construction phase under part i) of the condition. A further submission will be required for the Commercial element, prior to commencement of use.

Approval will be of condition 45 (i) only

Planning Assessment

Conditions 3 & 4 Phasing and Enabling Works: Four development phases are proposed, starting with enabling works. The site layout for each phase is shown, including access, parking, servicing and refuse arrangements. Notably this relies upon footway closure and hoarding along the Brighton Road frontage to create a vehicular delivery lane for most of the development period. The Highway Authority has advised the applicant team of the need for closure of two traffic islands, one of which will be temporarily re-sited under details to be agreed under separate Highway licensing.

There is overlap between environmental and noise control measures contained in the River Wall Replacement Works Method Statement, the associated Noise Assessment

for that phase, which includes piling works and the wider Construction Management Plan under condition 43. The Environmental Health Officer refers to detailed controls under s.61 of the Control Act, which will also apply to these works. Methods to safeguard groundwater are acceptable to the Environment Agency.

The Environment Agency, Environmental Health, Southern Water, the Council's Engineer and Lead Local Flood Authority raise no objections.

Condition 33 Heating: A two-page document describes the initial use of a gas powered CHP system, to be piped throughout the development. It is implied that this would be a wet system. An associated plan shows a typical protected route for pipework connections to a future district heating network along the site frontage, although the written details are given in overview (details such as depth, size, and relationship to foundations) are not given, but the route between the future network and on-site basement plant is direct. It is unclear whether the information refers to the commercial as well as residential parts of the development but plant space would be retained for conversion from communal to district heating system in future. Details for flood protection (condition 33 (vi) are not apparent, hence any approval would be partial, with a more detailed submission to address these queries, hence any current approval would be partial.

Condition 43 Construction Environment Management Plan (CEMP): The amended version conforms that it is a dynamic document, which encompasses the required additional highway information (trip numbers, parking for construction traffic and wheel washing) It includes a commitment to review traffic management if necessary in liaison with the Highway Authority and other developers, if activities and conditions on/off site change, for instance, as other Shoreham Harbour redevelopment projects are undertaken at the same time.

It contains measures for the management of noise, dust, water and light pollution, which overlaps with the content of enabling phase documents under conditions 3 & 4, which are acceptable to the Environmental Health officer

Commitment is also given to engage with local residents, including meetings and updates, and commitment to resolving issues and communicating back in the event of any raised.

Condition 45 Employment & Skills Plan: The amended plan covers the construction phase. It is supported by the Council's Economy & Skills officer, who has subsequently met with the developer's team to initiate delivery of the scheme against the Key Performance Indicators contained within it.

This addresses condition 45(i). Approval of the arrangements for the operations phases of the commercial development would be sought under 45 (ii) prior to occupation of the building.

Conclusion

Conditions 3, 4, 43 to be approved.

Condition 45, approval of (i) only.

Condition 33, partial approval, pending further detailed information.

Informatives will refer to separate consents required: under Highway legislation; Control of Pollution Act s.61; from Southern Water and from the MMO if below High Water Spring Mark

Case Officer: Stephen Cantwell Date: 04/04/2022

Authorised by: James Appleton Date: 07/04/2022