Development Management – Delegated Officer Report

Application Number: AWDM/0760/24 Recommendation: Approve

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Approval of Details Reserved by Condition 5 (Construction Management Plan (Phase 2)) of application AWDM/1315/22.

Condition 5. Construction Management Plan

i) Phase 1 development works shall only be carried out in accordance with the Construction Management Plan - Phase 1 Only by HG Construction 001 which was approved on 23rd June 2022 under Planning Reference AWDM/1558/21.

ii) No development of any other phase shall take place until a Construction Management Plan for each such phase 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 storage of plant and materials used in construction of the development;
f) the erection and maintenance of security hoarding;
g) 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);
h) 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.*

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:

West Sussex Highway Authority: No Objection

Environmental Health Officer: No Objection

Planning Assessment

Approval is sought for the Construction Management Plan (CEMP) for Phase 2, which comprises two of the riverside apartment blocks, which are to the rear (south) of the newly completed and occupied phase 1, also comprising two blocks.

The CEMP has been amended to include management of dust and noise and with added regard to the residents of Phase 1. It is noted that the development is at the riverside, and that noise impacts across the river are also relevant. Unlike phase 1, the phase two works involve relatively little work to the riverside wall, which was repaired and improved in the first phase.

Deliveries to the site are via the A259 Brighton Road, to the site compound which leads from Humphreys Gap. This also located this activity away from the occupied phase 1. The highway authority is satisfied, along with the environmental health team, following receipt of the amended document (09-07-2025).

Recommendation: Approval

Case Officer: Stephen Cantwell Date:

Authorised by: Gary Peck Date: 11 July 2025