Development Management – Delegated Officer Report

Application Numbers AWDM/1624/24 Recommendation: Approve

Site: Free Wharf, Brighton Road, Shoreham

Proposal: AWDM/1624/24 Approval of Details Reserved by Condition 19 (Parking and emissions) of approved Application AWDM/1315/22.

Proposal

This application relates to phase 2 of the development, which comprises the two riverside blocks E & F at the eastern side of the site. It includes the part of the basement parking area below these blocks providing 116 residential parking spaces. There are also 10 open-surface parking spaces for commercial users alongside the eastern side of Block F, giving 126 in total.

The proposal is for 16 No. of vehicle bays to be active charging spaces at 7kW. The remaining 100 No. bays will be provided with containment runs from the electrical switch room across the car park to allow future cabling to be installed.

A larger basement car park and o[pen surface car park are to be to the west at Phase 3 of the development

Submitted Documents

- MEP Technical Design Note - L230077/ MEP TN 04 Dated 12.12. 2024

Condition 19. Parking and Emissions

Prior to the basement car parking being brought into use, a plan shall be submitted to and approved by the Local Planning Authority detailing measures to incorporate facilities for charging plug-in and other ultra-low emission vehicles that will be provided in the public and private parking areas. The approved plans shall be implemented thereafter.
Reason: In accordance with Paragraph 112 of the National Planning Policy Framework.

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
WSCC Highways would have no objection to the part discharge of condition 19, noting that the details cover only phase 2.
Environmental Health Officer: Comment

WSCC will need to respond to this. The submission refers to 16 active charging bays, with the remaining 100 having passive provision. This equates to just under 14% active charging. The West Sussex County Council (WSCC) parking guidance (https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf) specifies active charging provision rates in Appendix B. For 2022, the year permission was granted, the rate is 37%. The proposal falls well below this.

Planning Assessment

The proposal meets the requirement for 100 percent ducted provision for future connection. The number of active points is only at 14 % which would be below the guidance set out in the WSCC guidance referred to by the EHO Officer. Southern Housing accept this but have indicated that they will review demand and increase provision when required for this phase of development. In addition, Southern has indicated that it would increase the level of provision for phase 3 to improve the overall percentage of EV active charging points available across the development.

Although the overall percentage for phase 3 is disappointing the developer (a Registered Provider) is clearly reluctant to over provide active spaces when demand for EV active charging spaces has slowed in the UK. The prediction for the UK for 2025 is 440,000 car sales in 2025, representing 24% of the total 1.84 million new car sales. Whilst this sounds like a lot, this figure would fall short of the UK government's 2025 Zero Emission Vehicle (ZEV) mandate, which aims for 28% of new car sales to be zero-emission vehicles. In addition, EV car sales are likely to be higher for housing estates rather than high density flat schemes because of the higher cost of electric vehicles compared to petrol or diesel cars. Nevertheless, the commitment by Southern Housing to review demand is encouraging and an informative encouraging this approach can be added to this application discharge approval.

Recommendation: Approval

Case Officer: Stephen Cantwell Date: 22/10/2025

Authorised by: Gary Peck Date: 22 October 2025