Development Management – Delegated Officer Report

Application Numbers AWDM/1307/25 Recommendation: Approve

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Approval of Details Reserved by Condition 10 (Contamination and Remediation methods) for Phase 2 of AWDM/1315/22

Proposal

This application relates to remediation works at phase 2 of the development, which comprises the two riverside blocks E & F at the eastern side of the site and their associated external spaces and access. The remediation verification follows on from the previously approved methods, which are referred to under condition 10 below.

Submitted Documents

- VALIDATION REPORT 1375_TN_251010_ValRpt - Symbiotic Solutions Dated 10.10. 2025
- VERIFICATION REPORT GE22259/VR/PHASE 2/APR24 GEO Environmental Dated 24.04.2024

Condition 10. Site Remediation

The development shall be carried out in accordance with the following Contamination Assessment and remediation methods:
i) Contamination. HOP Consultants, dated January 2019. Reference: 14576-HOP-EN-XX-RP-S-5003;
ii) Appendix i. Review of Previous Reports and Supplementary Phase II Exploratory Investigation dated 30th June 2015;
iii) Appendix ii: Dwg.14576-HOP-EN-XX-DR-S-0103 Rev P1 Contamination Summary P1;
iv) Remediation Method Statement. Geodyne Consultants, dated 30th May 2019 Reference: 31149 Shoreham RMS;

which were approved by the Local Planning Authority on 9 April 2020 under application reference AWDM/0255/19,

and in respect of the Phase 1 development:

v) the GESL Verification Report Version 1.1 and associated Verification Reports 1-8, approved by the Local Planning Authority on 18 July 2023 under application reference AWDM/0637/21,

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

All remediation works shall be fully completed and all remaining verification reports shall have been submitted to and approved in writing by the Local Planning Authority prior to the occupation of each phase.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely*

without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 34 of the Adur Local Plan. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

Planning History:

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

AWDM/0255/19 Remediation Strategy**. Approved April 2020**

ADWM/0637/21 Discharge verification for Phase 1**. Approved July 2023**

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

Consultations:

Environment Agency: No Objection

Environmental Health Officer: No Objection

Planning Assessment

This application seeks approval for verification of site remediation works undertaken for phase 2 of the Free Wharf development, which comprises blocks E & F and their associated external spaces and access.

The verification report and associated validation document has been received and reviewed by both the Environment Agency and the Council's Environmental Health team, both of whom are satisfied.

Recommendation: Approval

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

Authorised by: Gary Peck Date: 23 October 2025