Application Number: AWDM/1454/22 **Recommendation – Objection**

Site: **New Wharf, Brighton Road, Shoreham-By-Sea**

Proposal: **Consultation by West Sussex County Council (WSCC/029/22) for the continuation of the unloading, preparation and storage of mineral aggregate with concrete batching plant until the 31 August 2023 (Renewal of AWDM/1909/21)**

Proposal, Site and Surroundings

The application will be determined by West Sussex County Council as a 'County Matter' and is referred to this Council for consultation purposes only.

The application site (0.4 hectare) comprises the western part of New Wharf which historically was a coal-handling wharf. In 1983 it became used for handling fish on the east part and for various temporary storage uses on the west part.

The use of the west part of the wharf for the handling, processing and storage of sea-dredged aggregates and concrete-batching with associated plant was originally granted temporary planning permission by WSCC in September 2000 (SU/112/98), after this Council had objected. This permission was subsequently renewed in 2006 (SU/233/04), 2009 (ADC/0427/09) and 2013 (AWDM/1382/12). The latter consent was initially granted for a temporary period of 2 years only by Members of West Sussex CC Planning Committee, contrary to the Officers' recommendation that a 3 year consent be granted. A subsequent appeal by the owners against the condition restricting permission to a 2 year period only was allowed in December 2013.

A further extension was granted on appeal in 2014 enabling continued use of the site until 31 March 2018. The applicants had sought an extension until 27 September 2020.

A subsequent application to extend the use of the site until 27 September 2020 was granted permission despite this Council's objections (AWDM/1618/17).

In June 2022 permission was granted for an extension until August 2022 (AWDM/1909/21).

This current application seeks another extension until August 2023.

The supporting statement explains that an alternative site has been found at Brighton Wharf and that construction of the new facility is due to start in the first few months of 2023.

Consultations

Under the relevant Regulations, all consultations and publicity are carried out by WSCC.

Adur & Worthing Councils: The **Environmental Health Officer** has not responded

Principal Planning Officer (Major Development): Has been advised by the developer of the adjoining site that the first phase of residential occupations at will likely commence from September 2023. While an extension of the permission until August might work, provided that cessation and any decommissioning (if noise/dust/disturbance) is finished by then, he suggests an extension until the end of June is preferable to allow a safe margin.

Relevant Planning Policies and Guidance

West Sussex Joint Minerals Plan 2018 Policy M10
Adur Local Plan Policy 2, 8
Shoreham Harbour Joint Area Action Plan (JAAP) 2019
National Planning Policy Framework (2021)

Planning Assessment

Principle

Policy 8 of the Adur Local Plan identifies the Shoreham Harbour Regeneration Area as a broad location for change and the Council supports the regeneration of the area. The Council is working closely with existing site owners and businesses to identify their needs, support their future aspirations and facilitate relocations to suitable sites either within the consolidated harbour or elsewhere in the local area.

The JAAP identifies this area, the Western Harbour Arm, for residential led mixed use schemes, to include employment uses. The priorities are, among others, to facilitate the strategic relocation of industrial uses to elsewhere in the Port or local area to free up waterfront opportunity sites.

The site is safeguarded in the Minerals Plan for the purpose of mineral transportation. The site has temporary permission and the Plan allows for its redevelopment for non-minerals use as part of the regeneration proposals. The Plan goes on to state that further permissions may be granted for further mineral related development at these sites if there is not a conflict with other development plan policies and objectives.

Whether the development is prejudicial to Shoreham Harbour Regeneration project

The Joint Area Action Plan for the Shoreham Harbour area is an adopted plan. It is important to consider whether developments within the JAAP area, including the renewal of permission in the present case, could hinder the delivery and

implementation of a holistic regeneration strategy for Shoreham Harbour as outlined in the JAAP and Policy 8 of the Adur Local Plan.

The development forming the subject of the present application is clearly wholly at odds with the type of mixed use largely residential type of development identified in the JAAP. Importantly, planning permission has been granted for the redevelopment of the adjacent site to the west known as Free Wharf to provide 540 new homes and 2,707sqm of commercial floorspace (AWDM/1497/17 refers). Development is well under way on this site but, as confirmed by the Major Applications Officer above, it is not expected that occupation will have occurred by August 2023. Nevertheless, adequate time should be provided to allow for the decommissioning and clearance of the New Wharf site and an extension of the current permission until June 2023 only is considered to be sensible.

The site has an Environmental Management Plan in place to protect amenity and the applicants have argued that there is a need for operations on the site to continue in order to maintain an adequate and steady supply of minerals in accordance with national and local policy.

In light of the above, an extension until June 2023 is considered to be acceptable.

Recommendation

That West Sussex County Council be informed that this Council objects to an extension until August 2023. In order to allow sufficient time for decommissioning of the site it is recommended that the current use ceases by the end of June 2023.

Case Officer: Peter Barnett Date: 20 September 2022

Authorised by: Gary Peck Date: 20 September 2022