

Development Management – Delegated Officer Report

Application Number: AWDM//1503/25 **Recommendation:** APPROVE

Site: Free Wharf

Proposal: Approval of Details Reserved by Condition 8 (Surface Water Drainage) for Phase 2 of AWDM/1315/22.

Neighbours Checked: n/a

Additional neighbour notification: N

Proposal, Site and Surroundings:

Discharge of planning conditions - As built drainage.

Planning History:

Most relevant:

Original pp AWDM/1497/17 and AWDM/1315/22:

Application to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 (as amended by AWDM/1307/22) to incorporate: i) 39 additional homes (together with 8 no subject of previous application AWDM/2037/20) to give a new total of 587 homes ii) associated changes to profiles of riverside blocks A-F (heights unchanged); iii) reduce commercial space (Class E a, b, c and g) to 2,163sqm; iv) reduce the level of car parking to 381 residential spaces and 24 commercial spaces, with provision of car club v) re-use of existing sheet piling to support riverside walkway (omitting need for approved posts) vi) revised energy strategy. Also, design amendments to blocks G and H, increasing overall height of block G by 1.08m (previously subject of applications AWDM/2037/20 and AWDM/1952/20).

ORIGINAL DESCRIPTION: REDEVELOPMENT OF THE SITE TO PROVIDE TEN BUILDINGS, CONTAINING 540 NEW HOMES (OF WHICH TWO WILL BE STUDIOS, 179 X ONE BED, 323 X TWO BED AND 38 X THREE BED), 2,707SQM OF COMMERCIAL FLOORSPEACE AT GROUND FLOOR LEVEL WITHIN USE CLASSES, A1 (RETAIL), A3 (CAFES AND RESTAURANTS), B1 (BUSINESS) AND D1 (NON-RESIDENTIAL INSTITUTIONS). THE DEVELOPMENT ALSO INCLUDES 512 PARKING SPACES, OF WHICH 438 WILL BE FOR RESIDENTS AND 74 WILL BE FOR THE COMMERCIAL SPACE/VISITORS, RECONSTRUCTION OF THE RIVER WALL, CONSTRUCTION OF MOORING PONTOONS AND OBSERVATION PLATFORM AT THE END OF HUMPHREY'S GAP, PROVISION OF A RIVERSIDE PEDESTRIAN/CYCLE ROUTE, AREAS OF SEMI-PRIVATE AND PUBLICLY ACCESSIBLE OPEN SPACE, INTERNAL ACCESS ROADS, 596 CYCLE PARKING SPACES AND ASSOCIATED ANCILLARY AREAS. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Consultations:

Southern Water: Acceptable

WSSC Sustainable Drainage: Acceptable

Representations: N/A

Relevant Planning Policies:

Adur Local Plan (2017) Policy 36 - Sustainable Drainage

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The application provides confirmation of the as-built surface-water drainage for Phase 2, in accordance with condition 8. The submission covers the drawings of the drainage system and testing undertaken by specialists (WRC report 15/7/2024).

Both Southern Water and the County Lead Local Flood & Sustainable Drainage Authority have confirmed that they are satisfied.

Recommendation: APPROVE the discharge of conditions 15,16 and 31.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Stephen Cantwell

Date: 9th Jan 2026

Authorised by: Peter Barnett

Date: 9 January 2026