Development Management – Delegated Officer Report

Application Number: AWDM/0201/25 Recommendation: APPROVE

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Approval of Details (b - f) of AWDM/1315/22 & AWDM/1497/17: Materials and Details, for Phase 2.

Neighbours Checked: n/a

Additional neighbour notification: N

Proposal, Site and Surroundings:

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 covers the discharge of planning conditions 15 parts b-f below for this phase

15. Materials and Details

i) Development of phase 1 shall fully accord with the design details and materials which were approved on 12th February 2024 under Planning Reference AWDM/0182/22 (and are listed under Informative 3 of this notice of approval).

ii) No facade or final ground-surfacing works, excluding Enabling Works, shall take place for any other phase until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

a) particulars and samples of all materials to be used on all external faces of the building (including annotated drawings to identify where these are used);

b) details of all elevations to show typical details of all external components including details of drainage;

c) details of the balconies (including 1:20 scale sectional drawing, RAL colour, finish and glazing details) and wind mitigation measures including details of drainage;

d) details of ground floor elevations including entrances;

e) details of escape doors, gates, doors bin storage entrance and bicycle storage entrance;

f) details of soffits, handrails and balustrades;
g) details of ground level surfaces including materials to be used;

h) details of external lighting attached to the building including anti-collision lights, lighting to the soffits and lighting to pedestrian routes;

i) details of plant and ductwork to serve the commercial uses;

j) details of ventilation and air-conditioning for the commercial uses;

***Reason**: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the policy 19 of the Adur Local Plan 2017.*

Planning History:

Most relevant:
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**

Relevant Planning Policies & Guidance:

Adopted Worthing Local Plan (2023): SP1, DM5.

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Consultations: None

Representations: None

Planning Assessment

Materials

Although not submitted with this application, the submission of a materials schedule has been previously agreed following a site meeting with Stephen Cantwell on 16 May 2024. The submitted schedule is copied below:

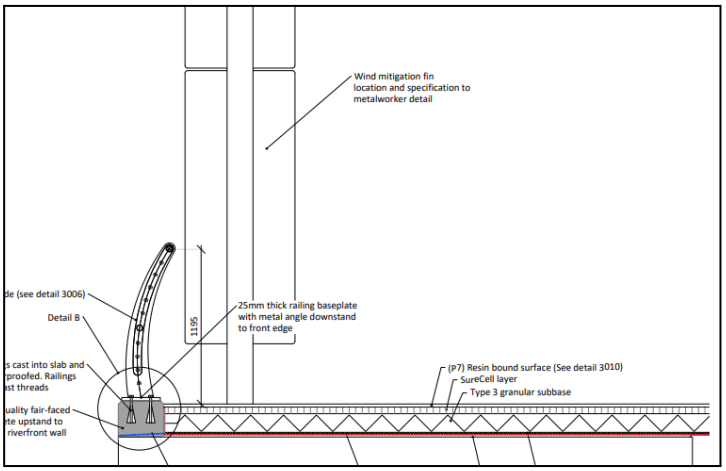


The submitted materials have also been checked in connection with the approved CGI provided with the amendment to the original pp to increase the number of dwellings by 39 (AWDM/1307/22) and the colour choice is consistent with the CGI image (see below).



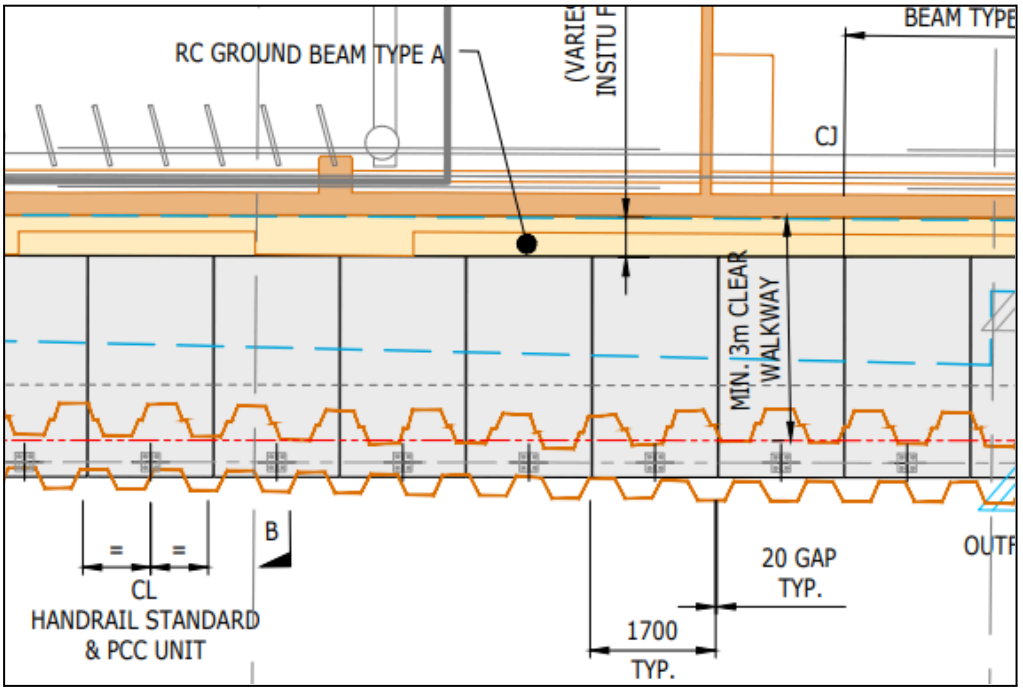
The upper deck areas have pergolas and metal planters to provide visual interest and sheltered seated areas.

The submitted details also include the wind shields shown on the indicative plans supporting the original application. These will be as indicated high metal sheets as indicated below:



These will need to be robust to withstand the elements but will help to improve the amenity value of the riverside public realm areas.

Condition 31 was imposed to ensure a minimum of 3 metres can be provided along the proposed riverside route (combined cyclepath and footpath). The submitted details show that this can be secured along the route in accordance with this condition.



The proposed railings and balustrading are designed to meet the requirements of the Harbourmaster (ie concave) so as to not obstruct or project out from the flood

defence wall. The design approach also matches the approach adopted at Kingston Wharf (see photograph below):



Recommendation: APPROVE the discharge of condition 15 parts b-f

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

Case Officer: James Appleton Date: 27/10/2025

Authorised by: Stephen Cantwell Date: 27th October 2025