Development Management – Delegated Officer Report

Application Number: **AWDM/1896/21** **Recommendation: Approve**

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Application for Approval of Details Reserved by Condition 6 (Phasing Programme - Part 1 only) of previously approved AWDM/1497/17.

Date of Site Visit: **NA**

Neighbours Checked: **NA**

Additional neighbour notification: **NA**

Planning History:

AWDM/1497/17 - Redevelopment for 540 apartments and commercial uses. Approved August 2018, with s.106 Agreement.

Proposal and Background

This application is for phasing of the development. It was submitted in 2021 and has been updated in July 2023 to take into account the increased number of dwellings (now 587no.), which are to be constructed, following the resolution of Planning Committee in January 2023, to approve additional dwellings under the s.73 Variation of conditions application AWDM/1315/22.

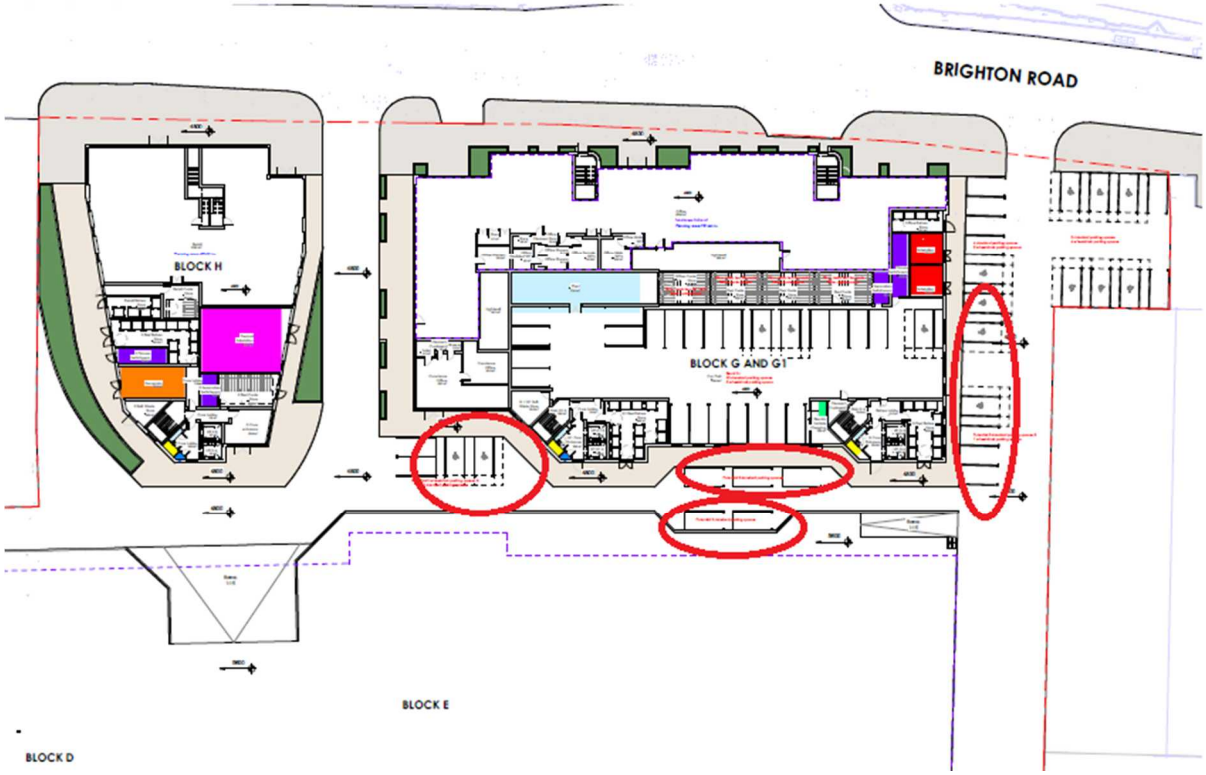
The first phase of development is underway, with enabling works such as repairs and reconstruction to the riverwall, have been undertaken for the whole site. Details required under several other planning conditions have been approved. Condition 6 states:

> Prior to commencement of any works on site, save for those identified as Enabling Works in Condition 03. to 05., a phasing programme shall be submitted to and agreed by the Local Planning Authority. The planning conditions shall be submitted in accordance with that phasing programme.
> **Reason**: *To ensure the comprehensive phased development of the site in accordance with the general and site specific policies set out in the Adur District Local Plan 2017 and Submission Version Joint Area Action Plan.*



The submitted, recently amended phasing plan above shows the three phases of development. Phase 1 compromises 137 no. new apartments with ground floor commercial space. This is due for completion and occupation during late 2023, followed by the construction of Phase 2, which is estimated to complete in 2025 and phase 3 in 2027.

The Phase 1 area, as shown in the above, shows a green highlighted zone within the Phase 2 areas, which is to be used for a small amount of parking to serve Phase 1, pending the Phase 2 development,. The accompanying Ground Floor Plan (3117-ACA-ZZ-00-DR-A-1101) below, shows these in greater detail and have been circled in red here and includes temporary spaces in place of landscaping and trees along the east side of Block G and the access drive.



Parking is required to be provided for each phase under condition 21. This temporary phased arrangement provides 51 spaces for Phase 1, a rate of 0.37/dwelling, which is lower than that of the full three phase development. Balanced provision would be restored by the construction of basement parking beneath phase 2 and then phase 3, for which the estimated dates are shown. Planting along the east of block G and driveway would then also be carried out in place of the temporary spaces in accordance with the approved layout.

The current phasing plan arrangements allow for occupation of the first phase of this complex development project. An informative can remind the applicant that this is based upon the indicative timetable for this temporary arrangement .

Recommendation. Approval

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

Informative

Temporary Parking Arrangement for Phase 1

It is noted that the drawings hereby approved PHASE 1 GROUND FLOOR PLAN 3117-ACA-ZZ-00-DR-A-1101, and the SITE WIDE PHASING PLAN REV02, show the provision of temporary car parking spaces to serve Phase 1 in the green-highlighted part of the Phase 2 area and in place of the landscaped spaces between the east side of the phase 1 Block G and the access drive for the period before phase 2 development. These spaces are to be removed upon the development of Phase 2 and planting is then to be undertaken. The applicant is reminded that this temporary arrangement is based upon the timetable indicated in the phasing plan.

Case Officer: Stephen Cantwell Date: 25/07/2023

Authorised by: James Appleton Date: 27th July 2023