Development Control – Delegated Officer Report

Application Nos: AWDM/1181/24	**Recommendation – APPROVE**
Site:	**Kingston Wharf Brighton Road Shoreham-by-sea West Sussex**
Proposal:	**Approval of Details Reserved by Conditions 23 (Flood Risk & Safe Access) and 24 (Temporary Floodrisk Management) of AWDM/0204/20 & AWDM/0511/21**

Application Site

Kingston Wharf is a redevelopment site within the Shoreham Harbour Regeneration Area. It comprises three apartment blocks, which are nearing completion for occupation in coming months. A separate commercial phase is awaiting construction, although approved riverside defences have been constructed.

Planning History

AWDM/0204/20. Planning permission granted in July 2020 for mixed-use redevelopment comprising three apartment blocks (4 to 8 storeys) and mixed-use business centre (office, storage and cafe uses) - incorporating riverside walk, landscaping and ancillary car and cycle parking. **Approved 29.01.2021**

AWDM/0511/21. S.73 minor material amendment to AWDM/0204/20, including a reduction of building heights and raising of the basement. **Approved 27.10.2021**

Planning condition 18 of AWDM/0511/20 is repeated from the original permission as follows:

23. Flood Risk & Safe Access

Prior to the occupation of any phase, a Flood Risk Management Plan for each phase shall be submitted to and approved in writing by the Local Planning Authority. It shall include the ongoing arrangements for the provision, dissemination and updating of flood risk information and means of safe access and escape for occupiers of the site. The Plan thereby approved shall be implemented upon the first occupation of each respective phase and permanently adhered to unless the Local Planning Authority gives prior written approval for any variation.

***Reason**: To manage residual risks of flooding to the proposed development and future occupants, in accordance with policy 36 of the Adur Local Plan 2017 and SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and para 163 of the NPPF 2019.*

24. Temporary Floodrisk Management

In the event that any building is to be occupied before the full completion of all flood risk defence and management measures for the site are completed, details of any temporary flood defence and management provisions shall be first submitted to and approved in writing by the Local Planning Authority and shall be fully implemented during such interim period.

***Reason**:To manage residual risks of flooding to the proposed development and future occupants, in accordance with policy 36 of the Adur Local Plan 2017 and SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and para 163 of the NPPF 2019*

Consultations

***West Sussex Highway Authority*:** Accesses have been approved. Please refer to LLFA comment

***West Sussex Lead Local Flood Authority (LLFA)*:** We do not normally comment on emergency plans or temporary defences, therefore we recommend the district emergency planner is consulted.

WSP - recommend further information (see Safety & Resilience Manager)

Environment Agency: Does not normally comment on or approve the adequacy of flood emergency response procedures. Please refer to emergency advisors.

Safety & Resilience Manager: Acceptable

Comment 29-11-24: The risk is low, residents should be provided with simple information either in a handover pack or by way of notices erected in communal areas. It should be updated by the management company as and when there is a change to the flood risk (Highly unlikely). The information should direct residents:

- They are located within a fluvial (tidal rivers) flood zone.
- Sign up to Floodline by going to https://www.gov.uk/sign-up-for-flood-warnings or by phoning 0345 988 1188.
- (Confirm with West Sussex Fire and Rescue (WSFRS)on this next step) - Direct residents to with stay put or evacuate based on WSFRS advice)
- Highlight the safest evacuation routes if directed to leave by the emergency services
- Always follow the instructions of the emergency services.

Comment 03-03-25: Signage is acceptable.

Submission:

EMERGENCY FLOOD PLANNING DOCUMENT 12276/07/HOP/RPT/01
FLOOD ACTION SIGNAGE 03-03-25
Applicants Email PMC Ltd. 03-03-2025 10.58hrs
Applicants Email Hyde Housing. 03-03-2025 11.51hrs

Planning Assessment

The Emergency Flood Planning Document refers to the residential area only. A separate submission will be required for the commercial phase, when constructed.

The submitted document describes the low risk of the completed development and routes for access and egress. A means of evacuation of the site and access for emergency vehicles is therefore established above the predicted flood level parameters. Whilst there is access during times of flooding, refuge may be used in the most extreme event with a safe medical evacuation point at NE corner of site. The Design of the development is such that energy supplies are unlikely to be affected during a flood.

A flood warden is to be appointed by the applicant, whose role will include annual review of the emergency plan, providing copies to new residents and updating noticeboards, with periodic training events and liaison with West Sussex Fire and Rescue. They will check the weather and flood alerts and advise residents. An

Informative can be included to remind the application of contact details for the Fire & Rescue Service.

Following discussion with the Council's Safety & Resilience Manager the applicant has undertaken to display and update signage in communal areas and Home User Guides for future residents. and display them in the entrance lobby to each apartment block. The content of signage has been agreed with the Safety & Resilience Manager and can be included in approval of these conditions, together with the applicant emails of 3rd March 2025, which state these commitments.

Section 4 of the submitted document confirms that the flood defences are completed and ready for occupation, and therefore no temporary measures are required under condition 24. It is noted (8th April 2025) from verbal update with the applicant that one gate remains to be installed to complete flood defences and will be in place prior to occupation.

Conclusion

Subject to the additional signage and applicant's commitments, the Emergency Flood Planning Document is acceptable. Informatives can remind the applicant that a separate submission will be required when the commercial site is developed and include contact details for the Fire & Rescue Services and the Councils Safety and Resilience Manager.

Recommendation

Case Officer:	Stephen Cantwell	Date: 09/04/2025
Authorised by:	Gary Peck	Date: 9 April 2025