Development Management – Delegated Officer Report

Application Number: **AWDM/0182/22** **Recommendation: Approve**

Site: Free Wharf, Brighton Road, Shoreham

Proposal: Application for Approval of Details for Phase 1 and the access ramp Reserved by Condition 14 (Water Efficiency), Condition 15 (Ground works exc. Enabling Works) and Condition 16 (Landscaping exc. enabling works) of previously approved AWDM/1497/17.

Date of Site Visit: 22nd March 2022

Neighbours Checked: **NA**

Additional neighbour notification: **NA**

Proposal, Site and Surroundings

The first phase of development is underway, with enabling works such as repairs and reconstruction to the riverwall, have been undertaken for most of the site. The planning conditions for approval here cover the following matters 14) water efficiency; 15) Materials, architectural details; drainage, lighting and external plant and 16) landscaping - hard and soft, tree planting, lighting and maintenance.

Wording is as follows:

> 14. The development will be required to meet the optional water efficiency requirement of 110 litres per person per day as set out in Part G2 of the Building Regulations. No above ground works, excluding Enabling Works, shall commence until details of the developers approach to meeting this requirement have been submitted to and approved in writing by the Local Planning Authority.
> **Reason**: *To comply with Policy 18 of the Adur Local Plan and Policy SH1 of the Proposed Submission Shoreham Harbour Joint Area Action Plan.*
>
> 15. No above ground works, excluding Enabling Works, shall take place until the following details shall be 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 the materials to be used on all external faces of the building;
> b) details of all elevations to show typical details of all external components including details of drainage;
> c) details of the balconies 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, hand rails 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.*

16. Prior to the commencement of any development above ground level, excluding Enabling Works, details of the landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
a) Details of materials
b) Street furniture and lighting
c) Planters, tree pits and planting
d) A timetable for the implementation of the hard and soft landscaping,
e) A maintenance plan to ensure establishment of the soft landscaping.

Development shall thereafter be carried out, and the planting maintained, in accordance with the approved details and timetable.
Reason: *To protect and enhance the character of the site and the area and to ensure that its appearance is satisfactory.*

Planning History:

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

AWDM/1315/22 - s.73 application, which adds 47 dwellings (8no. of these already resolved for approval in March 2021 under AWDM/2037/20 & AWDM/1952/2, which have been amalgamated into AWDM/1315/22)
Committee Resolution to Approve - 31 January 2023.

Consultations:

Technical Services Our comment regarding Condition 16 is that the applicant should ensure there is no conflict between landscaping and drainage. Root potential areas should be considered to ensure these do not overlap with drainage features. Necessary easements must be met.

Highway Authority

Condition 16 - based on the details submitted condition 16 can be discharged.

It is noted that some hard landscaping includes works within the public highway, for which separate permission of WSCC Highways is required to undertake. The appropriateness of materials will be considered at that time, which may take some

time. Notwithstanding this, no in principle objection issues relating to the materials or works shown.

Southern Water: No comments to make with regards to conditions 14, 15 & 16

Representations: 3 letters Object:

Development too large, unattractive and dominating. Inadequate parking and overburdening of infrastructure, including school places and health. Inadequate drainage and adverse air quality impacts. Unattractive design

Relevant Planning Policies:

Adopted Adur Local Plan, 2017
Shoreham Harbour Joint Area Action Plan, 2019
National Planning Policy Framework (CLG December 2023)
Planning Practice Guidance (CLG)

Planning Assessment

Condition 14 - Water Efficiency

In accordance with the condition's target of 110l/person/day, calculations have been provided (Calford Seaden 22.01.11 - REV A) to demonstrate that kitchen and bathroom installations, including washing machine and dishwashers, will be installed to produce a daily consumption of 105l/person.

The submitted details have also been reviewed by Technical Services and Southern Water who raise no objection. Details indicate that the proposal meets the optional water efficiency requirement as set out in part G2 of the Building Regulations. As such, condition 14 can be discharged.

Condition 15 - Materials, Design Details, Ground Surfacing, Lighting. Plant, & Ventilation for Commercial Units

Submitted details listed at the end of this report include:

- 3117-ACA-XX-XX-SH-A-6101_S1-C06-External Material Schedule

This materials schedule has been amended to address the list of points raised by officers in the table below. The palette comprises a main white brick for Phase 1 with banding formed by a mix of dark and paler grey shades. Grey balcony balustrades complement the brickwork with care to ensure the undersides of balconies are treated in a similar colour. Rainwater goods use light grey and window frames, louvres and doors are charcoal, in contrast to brickwork. Glass backings where used use a glazing thickness which reduces the risk of a 'green-glass' effect. The palette of materials for phase 1 is considered harmonious and matches the elevations of the plan drawings. It is now considered acceptable.

Adur LPA comments	ACA comments
2 & 11 Aluminium decking. We assume this is for the floor of the balconies/terraces, but pl can you confirm. Can you also advise what colour and materials are intended for the underside of balconies/terraces?	Confirmed – note added to items 2 & 11 Metal soffit to underside (Item 1) – colour to match balustrade RAL7030
3. RAL 7030 is agreed but just to mention for clarity that the sample of the small metal panel in the photo of the collected materials on the far RHS of the schedule, we think is not this one - we found the RAL in the swatches booklet we used on site.	Confirmed - note added
4a In the banding-panel on site, the mortar is dark grey rather than black, was this the Cemex black?	Cemex black confirmed – please note this is actually dark grey in appearance as per the sample panel
14. As we discussed, the glass thickness of the sample for the balconies worked well with the use of RAL 7030 for the balcony spindles. In particular it avoids the tendency for thicker glass to appear *green* due to increased refraction, which would be less comfortable and could be distracting. Please can you confirm the thickness of the glass we saw for our records.	6mm thick – note added to item 14

In the overlap between Condition 15 materials and details and **Condition 16 landscaping: hard and soft materials and planting**, for which there are numerous plan and elevation details, show the podium and vehicular ramp, with wire mesh & wire rope fencing, planting and block paviour surfacing. A series of exit signs around three sides of Block H, have little likely visual impact outside the site.

Planters, including brick faces with irrigation and also tree pits are shown, with details such as concrete cappings. Ground surfaces include concrete flagstones and resin bonded paths.

Stainless steel rails are used astride steps and ramps at changes on podium levels and are found again in the wide timber benches in the outdoor spaces .

Seven trees outside block G/G1 and two outside H, all field maple, which will contribute to roadside greening, consistent with planting patterns for the former Frosts and Civic Centre sites nearby. Planting includes hardy architectural plants such as phormium, hebe and spirea with portuguese laurel to add height along the internal service road. Green roofs have approximately 130mm planting substrate and drainage with planting, including mixed grasses.

The Highway Authority comments that some of the proposed hard landscaping will require their separate approval. It identifies no in principle planning issues relating to the materials or works as shown. An informative can be included in a planning approval.

Whilst the materials and landscaping details are generally acceptable for planning purposes, there are some qualifications:

Some aspects of submitted drawings are unclear. Three drawings are in cabling and ducting routes, with no evident / explained connection to matters contained within the planning conditions: E-0004 REV C1 - AOV Schematic; E-0005 REV C1 - Access Control Schematic and E-0006 REV C1 - Telecoms & IT Schematic.

Lighting (condition 15h) is referred to in a Universal Legend Key drawing 2639-PH1-LA-00 as L2 & L6 but only the drawing E-0220 REV C02 - is described as a lighting plan 'GROUND FLOOR LIGHTING LAYOUT' and this shows only internal lighting to one of the Phase 1 blocks and exit signs at its doors. It does not appear in the ground floor layout drawing example 2639-PH1-LA-02 for Block G, although the drawing notes refer to 'lighting positions as approximate'. A site wide services drawing ME-1000-C1, which is a ground floor layout, appears to show a tree inside building G, although this is perhaps indicative of roof planting.

Accordingly, in the event of additional external lighting, further approval may be required. An informative can be attached to a notice of approvalThe three schematic drawings are also set aside from the list of drawings to be approved.

Timetabling for landscape works (condition 16d) appears to be referred to in the Landscape Specification Phase 1 document (2639 dated 21-02-2022), this refers to 'before handover' in a few places, which indicates that planting will be provided prior to occupation of this phase.

Subject to these qualifications and use of appropriate informative. It is considered that these Phase 1 details and those of the car park ramp, which strides this and later phases, the proposal is considered acceptable.

Three letters of representation

These letters refer to more fundamental considerations of size, design appearance, infrastructure, school, health, drainage and air quality impacts. These planning conditions have some bearing on design, but are considered to be consistent with the details in the primary planning permission as varied by the s.73 changes resolved for approval by Planning Committee in January 2023 (AWDM/1315/22).

Recommendation. Approval

Case Officer:	Stephen Cantwell	Date: 09/02/2024
Authorised by:	Gary Peck	Date: 09/02/2024

Submitted Information

- E-0100 REV C1 - GROUND FLOOR CONTAINMENT LAYOUT
- 2639-PH1-DT-20 - LOWER GROUND PODIUM DOOR THRESHOLD TO COMMERCIAL UNITS

- A-6303 S1 REV C05 - PHASE 1 EXTERNAL OPENING TYPES 1
- 2639-PH-DT-06 - ELEVATION OF NORTHERN CAR PARK RAMP
- 2639-PH1-LA-00 - UNIVERSAL KEY LEGEND FOR HARD & SOFT LAYOUTS AND ALL DETAILED SECTIONS/DRAWINGS
- 2639-PH1-DT-11 - PAVING BUILD-UPS SHEET 2 OF 2
- A-5202 S1 REV C01 - ROOF AND TERRACE JCT 5202
- 2639-PH1-DT-33 - PODIUM BENCH DETAILS - COMPOSITE DETAIL BENCH IN RESIN OR DECKING
- PLANT SCHEDULE - GROUND LEVEL - READ WITH 2639-PH1-PP-01
- A-6405 S1 REV C02 - PHASE 1 INTERNAL OPENING TYPES 2
- 2639-PH1-LA-03 - LANDSCAPE LAYOUT PLAN UPPER ROOFS BLOCK H LEVEL 5
- 2639-PH1-DT-04 - WESTERN LANE
- A-2101 S1 REV C05 - BLOCK G NORTH & EAST GA ELEVATIONS
- A-2103 S1 REV C05 - BLOCK H NORTH & EAST GA ELEVATIONS
- A-5602 S1 REV C02 - BALCONY JUNCTIONS 5602
- 2639-PH1-DT-31 - SECTIONAL ELEVATION THROUGH RAISED PLANTER, SEATING & PERGOLA
- 2639-PH1-DT-72 - GROUND LEVEL - STRUCTURAL TREE PIT DETAIL
- A-5104 S1 REV C01 - EXTERNAL WALL JCT 5104
- A-4101 S1 REV C02 - EXTERNAL WALL TYPES 1
- ME-1000 REV C1 - M&E SITE WIDE SERVICES LAYOUT
- 2639-PH1-DT-10 - PAVING BUILD-UPS SHEET 1 OF 2
- A-6404 S1 REV C02 - PHASE 1 INTERNAL OPENING TYPES 1
- 2639-PH1-LA-04 - LANDSCAPE LAYOUT PLAN UPPER ROOFS BLOCK G LEVEL 6
- A-5101 S1 REV C01 - EXTERNAL WALL JCT 5101
- E-0220 REV C02 - GROUND FLOOR LIGHTING LAYOUT
- A-6305 S1 REV C04 - BLOCK G CURTAIN WALL TYPES 1
- A-2102 S1 REV C05 - BLOCK G SOUTH & WEST GA ELEVATIONS
- 2639-PH1-LA-01 - LANDSCAPE LAYOUT PLAN GROUND FLOOR GA
- 2639-PH1-DT-08 - PLANTER W&S OF BLOCK H (OFF ROOF SLAB EXAMPLE)
- 2639-PH1-DT-16 - GROUND FLOOR SECTIONAL DETAIL CLIMBER DETAILS - BLOCK G & H
- A-5201 S1 REV C01 - ROOF AND TERRACE JCT 5201
- A-2104 S1 REV C05 - BLOCK H SOUTH & WEST GA ELEVATIONS
- 2639-PH1-DT-17 - SECTION OF PART M STEP & SEATING UNITS IN PLAZA
- A-5102 S1 REV C01 - EXTERNAL WALL JCT 5102
- REV A - WATER EFFICIENCY CALCS
- LANDSCAPE MANAGEMENT PLAN PHASE 1
- A-6307 S1 REV C02 - BLOCK H CURTAIN WALL TYPES
- A-5601 S1 REV C01 - BALCONY JUNCTIONS 5601
- A-6101 S1 REV C06 - EXTERNAL MATERIAL SCHEDULE
- Landscape Specification Phase 1 2639 dated 21-02-2022.
- M-0200 REV C01 - GROUND FLOOR MECHANICAL SERVICES LAYOUT
- 2639-PH1-LA-02 - LANDSCAPE LAYOUT PLAN BLOCK G PODIUM
- 2639-PH1-PSP-01 - PLANTING PLAN GROUND LEVEL
- A-6304 S1 REV C05 - PHASE 1 EXTERNAL OPENING TYPES 2
- 2639-PH1-DT-09 - STREET TREE PLANTER ABOVE BASEMENT ROOF SLAB
- 2639-PH1-DT-34 - UPPER ROOF WINDBREAK DETAIL

- A-5103 S1 REV C01 - EXTERNAL WALL JCT 5103
- 2639-PH1-DT-19 - RAILINGS TO STEPS
- 2639-PH1-DT-32 - PODIUM DETAIL, SECTION THROUGH PERGOLA.

Set aside
- E-0005 REV C1 - ACCESS CONTROL SCHEMATIC
- E-0006 REV C1 - TELECOMS & IT SCHEMATIC
- E-0004 REV C1 - AOV SCHEMATIC