Development Management – Delegated Officer Report

Application Number: AWDM/0354/24 Recommendation: Approve

Site: Land East Of 1 To 11 Mercury House, Ham Road, Shoreham

Proposal: Approval of Details Reserved by Conditions: 4 (Design Detailing), 8 (Gates or Barriers), 31 (building entrances), 35 (Fire Hydrants), 36 (Air Quality contributions) and Partial Approval of condition 37 (Public Art) of Applications AWDM/1450/21 and AWDM/1024/23.

Planning History:

AWDM/1450/21/ 159 dwellings & Commercial Space etc. **Approved April 2023**

AWDM/1024/23/ S.73 Minor Material Amendment increasing dwellings to 587no and amended commercial floorspace etc. **Approved December 2023**

Consultee Responses

WSCC Highway Authority (20/5/24): No Objection

Condition 8 - No objection is raised; the vehicular access is a slide gate and situated 8m away from the public highway. One of the southern pedestrian gates opens outwards but is within land within the applicant's control and does not appear to affect the footway secured within the s.106 Agreement.

Fire & Rescue Service (14/6/24): No Objection

Condition 35 - Following our meeting yesterday and viewing the revised plan submitted to show the Fire Service access to all dry risers on site look to be met with all dry riser inlets within 18m of the fire appliance and all in line of site from the fire appliance locations, so the concerns raised in out consultation have been suitably answered and any condition raised for this requirement can be discharged.

Environmental Health (20/5/24 and 06/01/25): No Objection

Condition 36 – No objection to approval of the Air Quality mitigation proposals.

Sussex Police (09/5/24): No Objection

Condition 8 - No objection from crime prevention perspective

Condition 31 - No objection is raised (provides advice on use of CCTV)

Condition 37 – Public Art - recommends use of anti-graffiti coatings.

Creative Hub Manager, Place & Economy (04/12/24): No Objection

Amended Document of December 2024 - this all looks good to go now

Planning Assessment

04. Design Detailing

Prior to commencement of any works above slab level detailed, large-scale drawings (typically at 1:20 scale and with cross sections) of the following external details shall be submitted to and approved in writing by the Local Planning Authority:

i. Windows, doors, and frames;
ii. Roof intersections, eaves, soffits, and parapets;
iii. Rainwater goods;
iv. Balconies, rails, balustrades, and any screens;
v. Grilles, including ventilation grilles;
vi. Typical intersection between brickwork and other materials;
vii. Walls, ceilings, and other external surfaces of the undercroft pedestrian path at Block B.

Development shall be carried out only in accordance with the details thereby approved.
Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policy 15 of the Adur Local Plan 2017 and paras 126 - 135 of the NPPF, 2023.*

The following amended drawings relate to each of the details i-vii, as follows:

i. Windows, doors, and frames.

22.087-HGP-XX-ZZ-D-A-:

- 6205-A-P1,

Also shows areas of plinth at threshold level, equivalent to 3 brick courses in height.

-A-6310 A P1

Shows that windows are recessed approximately 18cm form facades, which creates a window reveal in accordance with the images of the approved drawings AWDM/1450/21 – 1024/23.

-6303 A P1, 6305 A P1, 6332 A P1 & 6340 A P1

show conventional overhanging cills to windows, including commercial display frontages.

ii. Roof intersections, eaves, soffits, and parapets.

22.087-HGP-XX-ZZ-D-A-:

- 6203-A-P1,

Parapet is capped with dark anthracite metal caping, which is wrapped over the parapet

22.087-HGP-XX-ZZ-D-A:

- 6206-A-P1,
- 6207-A-P1, and
- 6208-A-P1

Show roof hatches. By visual comparison and scale-check between these and parapet drawings, these indicate that roof hatches will be concealed from view by parapets. Rails associated with these hatches appear slightly taller than parapets.

Drawing - 6215A P1

indicates a height difference of 30cm (rails being 30cm taller than parapet) but at heights of 5+ storeys and recessed from facades, are unlikely to be intrusive. Rails are also anthracite in colour, the materials schedule.

At level 6 drawing -6218 A P1 shows the intersection of the pitched roof to terraces which are set behind parapets. Whilst not generally visibly at ground level, the edges of the pitched roof have negligible overhang at eaves levels, no guttering, but runoff will be onto terraces, concealed by the parapet walls.

In other locations drawing 22.087-HGP-XX-ZZ-D-A-6229A drawing shows a conventional overhang at eaves levels, with gutter line tucked close to the underside of the pitched roof.

iii. Rainwater goods.

22.087-HGP-XX-ZZ-D-A:

- 6200-A-P1,
- 6201-A-P1,
- 6202-A-P1 and

These show rainwater good, which are mounted close to fascia, include the gutter hopper. They are anthracite grey powder-coated aluminium (materials schedule on file AWDM/0395/24 and agent's email confirmation 18/11/24 14:00hrs)

(see also iv) Balconies below)

iv. Balconies, rails, balustrades, and any screens.

22.087-HGP-XX-ZZ-D-A:

- 6206-A-P1,
- 6207-A-P1, and
- 6208-A-P1

Metal rails are shown in roof intersection and parapet drawings referenced at ii) above.

Balconies at Block A are shown in the following drawings. These show concealment of the underside on the balconies, with boarding, although colour not specified on the drawing but illustrated in the approved materiel as schedule as grey.

- 6501-A-P1,
- 6504-A-P1

Other drawings show another design with solid floor / underside. These are located on courtyard and street-facing facades.

- 6511-A-P1
- 6508 -A-P1

A variant of this has a dropped lower fascia to conceal drainpipes, which are then connected to downpipes. These occur mainly on the internal courtyard elevations but also on street facing front corners of each block facing

- 6510-A-P1
- 6516-A-P1

Another variant for balconies within recessed facades omits this dropped fascia but the visual impact of drainage pipes to the underside is partly offset by the recessed locations.

- 6514-A-P1,

Balcony screens between adjoining recessed balconies, are shown to be recessed. Downpipes emerge from the fasci at the floor of the first-floor level. These run down the ground floor façade.

- 6519-A-P1
- 6525-A-P1
- 6532-A-P1

According to the materials schedule, all balconies are dark grey painted metal including rails and fascias, so these harmonise with the wider palette.

v. Grilles, including ventilation grilles.

Details have already been approved in the Design Guide document under condition 4. (AWDM/1534/24). These are also designed to matched with the wider palette. For commercial frontages, the Design Guide allows for a range of complementary colours to be used for commercial frontages

vi. Typical intersection between brickwork and other materials.

22.087-HGP-XX-ZZ-D-A:

- 6101-A-P1,
- 6102-A-P1,
- 6103-A-P1 and
- 6106-A-P1

Also

- D-A-6200 P1

Show commercial frontages recessed from brickwork, also non- planning technical details such as dampcourse and cavities. A cill detail shows a conventional overlap at the commercial frontages on drawings 22.087-HGP-XX-ZZ-D-A-6303 A P1, 6305 A P1, 6332 A P1 & 6340 A P1. Hit and miss brickwork adjacent to the parking area is shown by D-A-6200 P1

vii. Walls, ceilings, and other external surfaces of the under-croft pedestrian path at Block B.

22.087-HGP-XX-ZZ-D-A:

- 6318-A-P1,
- 6319-A-P1,
- 6321-A-P1,

Show a cross section of the ceiling of this double-height under-croft access area, and the floors and walls of the adjoining internal spaces.

Facing brick is to be used for all walls, as approved in the materials schedule. This includes buffs and light grey to help with internal lightness of the space and as such the use of a grey for the ceiling board, for ease of maintenance, is considered reasonable. An annotation refers to no ceiling lighting here but an informative can be attached to remind the applicant of the importance of other forms of lighting in achieving carefully lit space for safety and overall amenity value.

The following drawings show a cross section of the ceiling the Block A under-croft area.

22.087-HGP-XX-ZZ-D-A:

- 6317-A-P1,
- 6327-A-P1,

These also use a grey ceiling-board and it is noted that under croft drainage pipes are mounted on the ceiling. Given the span of this space, which is for vehicular access, natural light is unlikely to be a key consideration, although lighting for safety to minimise risks to pedestrians, would be recommended

(also by informative), along with care to ensure that pipes are located away from locations which are conspicuous or at risk from damage (e.g. by taller vehicles).

NB: materials and colours are stated in the approved materials schedule: 22087-HGP-XX-XX-SC-A-9504 P04, held on file AWDM/0395/24.

08. Gates or Barriers

Any gate or barrier to the car parking area on the site shall be sited at least 6m back from the edge of the public highway. Details of any gate and of any entry control system (if used), shall first be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town And County Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order.
***Reason**: To provide vehicle waiting space clear of the public highway in the interests of the safety and free flow of vehicular traffic and pedestrians and in the interests of visual amenity, in accordance with policies 15 & 28 of the Adur Local Plan 2017.*

22.087-HGP-ZZ-00-D-A-1060 C1 - External Railing-Gate Information

22.087-HGP-XX-ZZ-D-A-6318 C1 -Typical Block B Floor Perimeter to Brick Wall over Open Space

Gates and railing are in five locations around the site; they are 1.8m tall. The two longest sections are along the Brighton Road and Ham Road entrances between Blocks A & B. In each case they are set back from the site boundary (6-8m in case of Ham Road), and with runs of planting in front or behind, which will soften their appearance.

Other short sections are at the boundary gap with Mercury House in Ham Road and at the Duke of Wellington PH in Brighton Road, where it is set back behind the poplar tree. At Eastern Avenue, they are recessed within the under-croft pedestrian entrance and within two short gaps in the north and south façades of the entrance, behind planting.

The design has been amended since initial admission to introduce a divided square element at the top of rails and an amended hit/miss rhythm to the railings themselves. This moves away from the initial utilitarian submission and is now considered visually acceptable.

The Highway Authority is happy with the recessed position of the sliding entrance gate, which allows vehicles to wait clear of the highway and path as it opens. The Police are satisfied from a crime reduction viewpoint.

31. Security

No development above slab level shall take place until details of secure entrances to buildings, lighting within the site and security for cycle and bin stores have first been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented and fully adhered to.

Reason: *To ensure a well-designed, good quality and safe environment in accordance with Policy 19 of the Adur Local Plan, para 167 of the NPPF 2021and section 17 of the Crime & Disorder Act 1998 and paragraph 92 of the NPPF, 2023.*

J8300/SK101 ORG - BLOCK A ELECTRONIC ACCESS, CCTV & EXTERNAL LIGHTING

J8300/SK201 ORG - BLOCK B ELECTRONIC ACCESS, CCTV & EXTERNAL LIGHTING

CAMERA MOUNT JUNCTION BOX SPECIFICATION DH-PFA139

WOLF MINI WALLPACK CCT BLACK DETAILS AWOLF/MINI/BLK

EYEBALL WIZSENSE NETWORK CAMERA SPECIFICATION DH-IPC-HDW3541EM-S-S2

ENTROTEC DOME CAMERA SPECIFICATION PRO-VRD-IP-A

The further information submitted above, demonstrated that the range of cameras and associated security lighting, are discrete in size and location such as to serve their purposes, and not to cause any adverse vial and amenity impacts. The Police advisor is also satisfied.

35. Fire Hydrants

In the event that the need for additional fire hydrants or other water supply are required as part of the Building Regulations Approval process, the following details shall be submitted:

No works above slab level shall proceed until details showing the proposed location and timetable for installation of fire hydrants or other water supply and their connections to a water feed supply (which is appropriate in terms of both pressure and volume for the purposes of firefighting), shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

No part of the development shall be first occupied until the fire hydrants / water storage and supply approved under a) above in the approved location (s) to BS 750 standards.

Reason: *In the interests of amenity and in accordance with policy 29 of the Adur Local Plan 2017 and in accordance with The Fire & Rescue Service Act 2004.*

D-A-7000 P4- FIRE STRATEGY - SITE PLAN

The amended plan shows four risers located in the internal courtyard of block B and two which are discretely located on the facades of Blok A, (one in the SW corner is on a corner return, the other in mid façade of Ham Road, which is a degree more visible but considered acceptable, mindful of the fire safety requirements for hose-connection distances.

The County Fire Service adviser is satisfied with this amended plan. The fire tender parking arrangements in the Block B courtyard have been carried into the associated s.73 application AWDM/0873/24.

36. Air Quality

The use hereby permitted shall not be carried on unless and until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the mitigation shall be at least equal to a value of £17,163 as identified in the Phlorum update report (letter) of 13th July 2023, which updates the original addendum of January 2022 to the emissions mitigation assessment contained within Section 7 of the Air Quality Impact Assessment produced by Phlorum dated March 2021.
Reason: *To minimise emissions and impact on air quality in accordance with Policy 34 of the Adur Local Plan 2017 and paras 174 and 186 of the National Planning Policy Framework, 2023.*

9168.S v3 - AIR QUALITY ASSESSMENT (as Updated by addendum dated 13th July 2023 from Phlorum Consultants – this was previously submitted with s.73 application AWDM/1024/23, as approved)

2no. Emails from PMC Construction 14.00 -14.04hrs
16.01.2025

Example Car Club cost for Hyde Housing in Shoreham IP18195R 16.01.2025

Following discussion with the Environmental Health officer upon the air quality assessment it is established that the most recent assessment is the Air Quality Assessment addendum of 13th July 2023, by Phlorum. This identifies the required air quality mitigation using updated DEFRA guidance as an equivalent cash value of £17,163.

The applicant has provided information concerning the cost of car clubs and provision of solar energy. The car club cost for similar provision at the developers other nearby housing site in Shoreham, is for similar provision and exceeds the value of the air quality mitigation. The Environmental Health officer confirms that this is acceptable.

An informative can be added:

Approval of Air Quality mitigation is on the basis that the cost of car club provision, as evidenced by the example contract information received from PMC on 16th January 2025 concerning car club provision in Shoreham to the developer, will match or exceed the required £17,163 when applied to this development. If it is less than this, the applicant should seek further approval from the Local Planning Authority, including further mitigation.

37. Public Art

Prior to any development above slab level,(or at such other time as shall be first agreed in writing by the Local Planning Authority, details of a scheme for public art shall be submitted to and approved in writing by the Local Planning Authority. This shall include a description of the type and location of art and arrangements for its procurement and implementation, including timing of this. The approved details shall thereafter be adhered to in the development hereby approved.
Reason: *To ensure the provision of public art in the development hereby approved, in accordance with Policy 15 of the Adur Local Plan 2017, the Council's Developer Contribution Guidance document 2013 and the National Planning Policy Framework, 2023.*

Public Art Installation – Hyde (Version December 2024)

The submitted document shows the location for art at the Eastern Avenue frontage, either in a single or multiple locations. It also includes a timetable for its procurement, including expressions of interest from artists, selection by a panel including local Councillors and timetable for its installation, to coincide with completion and occupation of the development. The document has been amended on 4th December to include reference to weight and height and other minor changes, which have been agreed by the Council's Creative Hub Manager.

Whilst there is no revision number, the amended document can be distinguished from the original version of March 2024 by, for example, the inclusion of the following words on page 6: *'Artworks should also be "non-climbable", be no taller than 3 metres in height and weigh no more than 2 tonnes/m2'*.

An informative can reflect this distinction.

The approval under Condition 37 relates to the Public Art Installation document as amended in December 2024. This amends the version submitted in March. Whilst there is no revision number on the document, it can be identified by the inclusion on page 6 of the wording: 'Artworks should also be "non-climbable", be no taller than 3 metres in height and weigh no more than 2 tonnes/m2'.

Recommendation: Approval

Case Officer:	Stephen Cantwell	Date: 23rd January 2025
Authorised by:	Gary Peck	Date: 23 January 2025